



**CRAIG HOUSE
33 BALLBROOK AVENUE
DIDSBURY
M20 3JG**

**APPLICATION FOR SECOND FLOOR EXTENSION AND REAR
TERRACE TO EXISTING OFFICE BUILDING**

PLANNING AND HERITAGE STATEMENT

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INTRODUCTION

This Planning and Heritage Statement has been prepared on behalf of M20 Property Group for the proposed development at Craig House, 33 Ballbrook Avenue, Didsbury.

PROPOSED DEVELOPMENT

The proposal is to construct a second-floor extension and rear terrace to the existing office building.

SUBMITTED INFORMATION

The application comprises the following documents:

- Completed Application Forms
- Ownership Certificate A
- Drawings:
 - 714-62-101P Site Location plan
 - 714-62-110P Ground Floor Plan as Existing
 - 714-62-111P First Floor Plan as Existing
 - 714-62-112P Roof Plan as Existing
 - 714-62-120P Front Elevation as Existing
 - 714-62-121P Side Elevation as Existing
 - 714-62-122P Rear Elevation as Existing
 - 714-62-123P Side Elevation as Existing
 - 714-62-130P Sections as Existing
 - 714-62-510P Ground Floor Plan as Proposed
 - 714-62-511P First Floor Plan as Proposed
 - 714-62-512P Second Floor Plan as Proposed
 - 714-62-520P Front Elevation as Proposed
 - 714-62-521P Side Elevation as Proposed
 - 714-62-522P Rear Elevation as Proposed
 - 714-62-523P Side Elevation as Proposed
 - 714-62-531P Sections B-B as Proposed
 - 714-62-532P Sections C-C as Proposed
- Design and Access Statement
- Planning and Heritage Statement.

SITE DESCRIPTION

The site is an irregular shaped area of 0.05Ha which lies on the southern side of Ballbrook Avenue just to the southeast of the junction with Palatine Road. Immediately to the west is 35 Ballbrook Avenue which was formerly residential accommodation in association with the adjoining Royal Bank of Scotland at 101 Palatine Road, which is now converted to 2 large apartments in private rental. To the

south is the former Post Office and rear yard which is now Pizza Express. To the north is the Grade II Listed former Bank at 99 Palatine Road, now in mixed use including health and residential uses, and residential uses at 16 Redclyffe Road also to the north and 31 Ballbrook Avenue to the east.

The building is 2 storey brick construction with a flat parapet roof incorporating a glazed roof lantern. Immediately fronting Ballbrook Avenue is a paved parking area.

PLANNING HISTORY

The building was purpose built as a Telephone Exchange and linked to the Post Office at 113 Lapwing Lane (now Pizza Express) with a shared central courtyard. The original use ceased in the 1980's since when it has been occupied as an antique furniture warehouse and more recently as offices for a variety of businesses.

There is no recent planning history of any relevance.

PLANNING POLICY

Local Development Framework

The principal document within the framework is the Manchester Core Strategy which sets out the spatial vision for the City and includes strategic policies for development during the period 2012 – 2027.

The Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long-term strategic planning policies for Manchester's future development.

A number of UDP policies have also been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must therefore be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.'

The following policies within the Core Strategy are considered relevant:

Policy SP1 (Spatial Principle) - refers to the key spatial principles which will guide the strategic development of Manchester together with core development principles. It is stated that developments in all parts of the city should create well designed places which enhance or create character, make a positive contribution to the health, safety and well-being of residents, consider the needs of all members of the community and protect and enhance the built environment. Further, development should seek to minimise emissions, ensure the efficient use of natural resources, reuse previously developed land wherever possible, improve access to jobs, services and open space and provide good access to sustainable transport provision.

Policy **DM1** (Development Management) - states that new development should have regard to more specific issues for which more detailed guidance may be given within supplementary planning documents. Issues include: the appropriate siting and appearance of development, the impact upon the surrounding area, the effects on amenity, accessibility, community safety and crime prevention, health, the adequacy of internal accommodation and amenity space and refuse storage/collection.

Policy **EN3** (Heritage) - states that 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 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.

Policy **EC2** (Existing Employment Space) - the Council will seek to retain and enhance existing employment space and sites.

Unitary Development Plan for the City of Manchester, 1995 (Saved Policies)

The below saved policies of the Unitary Development Plan are also considered relevant:

Policy **DC18.1** (Conservation Areas) - relates to development proposals within conservation areas and seeks to preserve and enhance the character of its Conservation Areas by considering the relationship of new structures to neighbouring buildings and spaces, the effect of changes to existing buildings and the desirability of retaining existing features. Consent to demolish a building within a Conservation Area will be granted only where it can be shown that is beyond repair, incapable of beneficial use or where its replacement would benefit the appearance or character of the area.

The Guide to Development in Manchester (SPD) (2007)

The Guide to Development in Manchester is a supplementary planning document which contains core principles to guide developers. The document offers design advice and sets out the City Council's aspirations and vision for future development and contains core principles to guide developers to produce high quality and inclusive design. The principles that development should seek to achieve, include, character and context, continuity, and enclosure, ease of movement, quality of the public realm, diversity, legibility and adaptability.

Places for Everyone Greater Manchester Joint Development Plan (Draft August 2021)

The draft version of the Places for Everyone Joint Development Plan was published in August 2021 and has been produced by Greater Manchester Combined Authority to provide a long-term plan for jobs, new homes, and sustainable growth for nine of Greater Manchester's districts. Once the Places for Everyone Plan is adopted it will form part of Manchester's development plan. As this plan is at an advanced stage it would now be considered as a material consideration for planning applications.

The Manchester Green and Blue Infrastructure Strategy (G&BIS)

The G&BIS sets out objectives for environmental improvements within the city in relation to key objectives for growth and development. Building on the investment to date in the city's green infrastructure and the understanding of its importance in helping to create a successful city, the vision for green and blue infrastructure in Manchester over the next 10 years is: By 2025 high quality, well maintained green and blue spaces will be an integral part of all neighbourhoods. The city's communities will be living healthy, fulfilled lives, enjoying access to parks and greenspaces and safe green routes for walking, cycling and exercise throughout the city. Businesses will be investing in areas with high environmental quality and attractive surroundings, enjoying access to a healthy, talented workforce. New funding models will be in place, ensuring progress achieved by 2025 can be sustained and provide the platform for ongoing investment in the years to follow.

Four objectives have been established to enable the vision to be achieved:

1. Improve the quality and function of existing green and blue infrastructure, to maximise the benefits it delivers
2. Use appropriate green and blue infrastructure as a key component of new developments to help create successful neighbourhoods and support the city's growth
3. Improve connectivity and accessibility to green and blue infrastructure within the city and beyond
4. Improve and promote a wider understanding and awareness of the benefits that green and blue infrastructure provides to residents, the economy, and the local environment.

National Planning Policy Framework (2021)

The central theme to the revised NPPF is to achieve sustainable development. The Government states that there are three dimensions to sustainable development: an economic role, a social role and an environmental role.

The Framework underlines a “presumption in favour of sustainable development”. This means approving development, without delay, where it accords with the development plan and where the development is absent or relevant policies are out-of-date, to grant planning permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the NPPF.

Sections 4, 6, 11, 12 and 16 are considered particularly relevant to the consideration of this application. Of particular relevance are paragraphs 194, 197 and 202.

Para. 194 states:

“In determining applications local planning authorities should require an applicant to describe the significance of any heritage assets affected, the level of detail should be proportionate to the asset’s importance”.

Para. 197 states:

“In determining applications, local planning authorities should take account of:

a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

c) the desirability of new development making a positive contribution to local character and distinctiveness”.

Para. 202 advises that:

“Where a development proposal will lead to less than substantial harm to the significance of designated heritage asset, this harm should be weighed against the public benefits of the proposal, including where appropriate, securing its optimum viable use”.

ISSUES

The following issues are relevant to the determination of this application:

The principle of development

The site is located on Ballbrook Avenue, which is predominantly residential in character however, towards the junction with Palatine Road there are a number of historic uses including 2 former banks at 99 and 101 Palatine Road, and this building which was formerly a telephone exchange. Over the past years, all these non-residential uses have been changed and successfully retained in beneficial use. The nearby renovated Lapwing Lane arcade and the Metrolink stop of West Didsbury have created a vibrant and popular venue for the community.

The proposals will consolidate and extend the existing use of the former telephone exchange to provide additional office accommodation. This is compatible with the current and historic mix of residential and other uses in the immediate and wider area. There is no indication that the use of the building has generated any issues or problems with neighbours in the past.

The proposals will retain and enhance existing employment space and is therefore in accordance with LDF Core Strategy **EC2** (Existing Employment Space).

Highways/Parking

The proposals will create an additional 130m² of floorspace which will accommodate additional employees. Whilst this may generate more parking requirement, this will be restricted and controlled by the new Christie Parking Scheme which is being implemented. This is also a highly sustainable location, close to West Didsbury Metrolink Station and the bus corridor on Palatine Road and in walking distance of a range of shopping and leisure facilities.

Residential Amenity

The proposal will generate a limited increase in the level of activity associated with the building which should not cause any harm to residential amenity as it is a compatible use in the mixed-use area.

There will be additional windows at second floor level which will overlook Ballbrook Avenue at the front and Pizza Express at the rear. This should not create any problems as there are already windows on this level at 35 Ballbrook Avenue, and only to the rear of Pizza Express and its courtyard which is wholly in restaurant use.

Layout/Design

The proposed design of a flat mansard roof is entirely appropriate for this style of building and sits comfortably within the existing parapet. This is described in detail in the Design and Access Statement.

Impact on the Conservation Area and Listed Building

The site is located in the Ballbrook Conservation Area and forms part of the original historic fabric. The building is utilitarian but attractive in its overall appearance. Whilst not Listed, it makes a POSITIVE contribution to the overall character and appearance.

The proposals will retain and enhance this character and will therefore cause NO HARM to the Ballbrook Conservation Area. Similarly, the proposals will have no adverse impact on the Listed Building at 99 Palatine Road or the setting of that building. The tests of the NPPF and local policies relating to Heritage will therefore be met.