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APRIL 2023

DESIGN AND ACCESS STATEMENT - P2

VIRGIL ST, MANCHESTER

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Aerial view of site

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INTRODUCTION

Application

The application is for the construction of four houses with ground floor parking and associated amenity space, use of Palmer House for Class E (g) (offices – 802sqm) and the construction of a new car park and amenity space.

Address

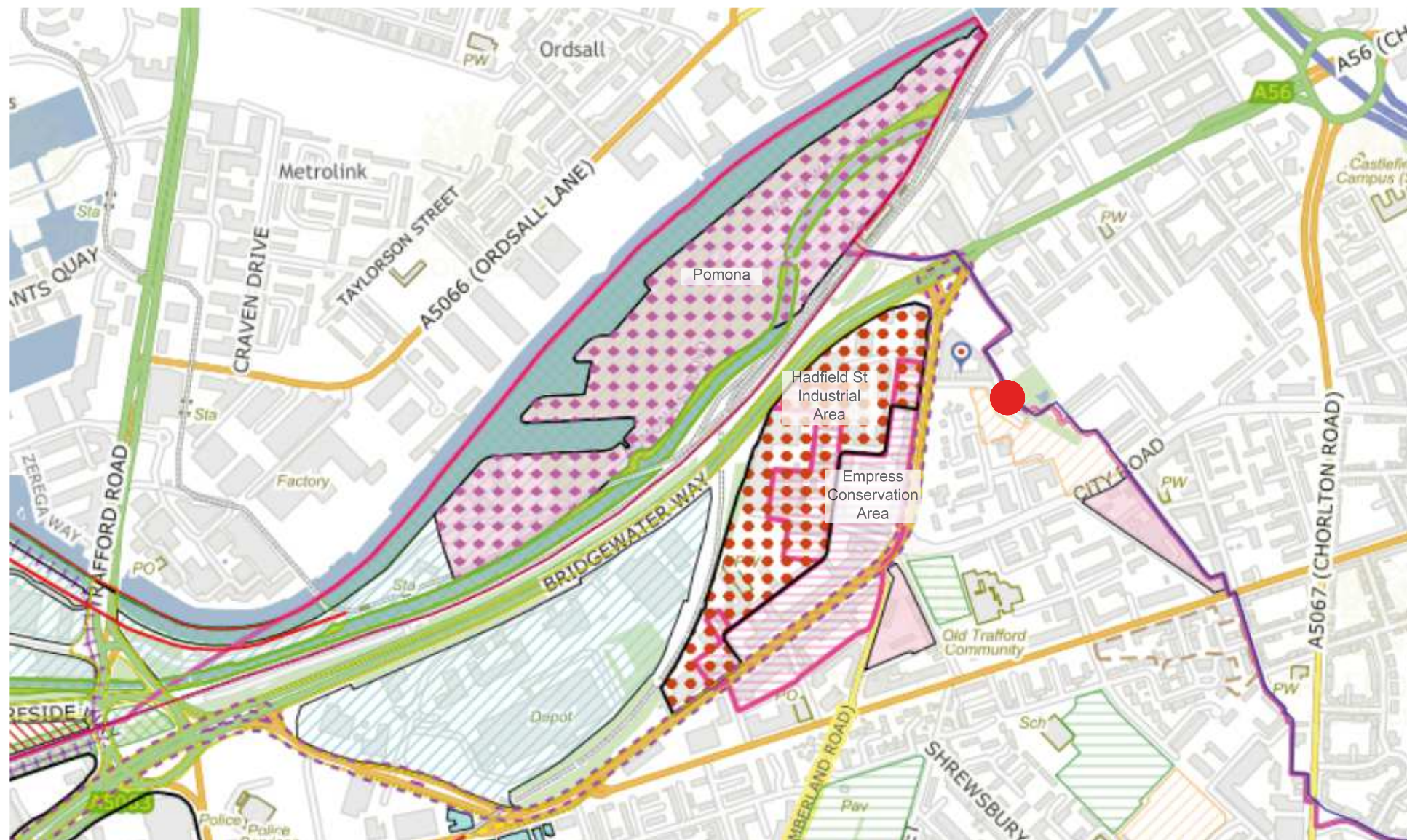
11 Virgil Street
Old Trafford
Manchester
M15 4ED

The site is primarily in Trafford but part of the application site also includes land over the local authority boundary in Manchester.

Council Wards

Clifford, Trafford
Hulme, Manchester

PLANNING CONTEXT



Trafford Planning Policies Map

 Application site

Planning Policy

Planning applications in Trafford are currently decided upon primarily by using the policies of the:

- Core Strategy (Adopted January 2012);
- Revised Unitary Development Plan (UDP) (Adopted June 2006);

The Core Strategy and Revised UDP are gradually being replaced by the Trafford Local Plan with the emerging Greater Manchester Spatial Framework (GMSF) providing the overarching framework. However, until such time as the Core Strategy and Revised UDP policies are fully replaced, after the adoption of the Local Plan, the currently adopted policies will still be used to determine planning applications.

The application site sits within the Inner Area Boundary as defined in Appendix 1 of the Core Strategy. It is also defined as a Priority Area for Regeneration as outlined in Policy H10 of the UDP and the open land to the southeast of the site is identified in Policy OSR7 (ii) as a open space / outdoor recreation area. The Core Strategy defines eight Strategic Objectives for development across the Borough, Spatial Objectives for defined areas within the Borough including Old Trafford, together with 17 Core Policies, the most relevant of which include:

- L2 - Meeting Housing Need;
- L3 - Regeneration and Reducing Inequalities;
- L4 - Sustainable Transport;
- L5 - Climate Change;
- L6 - Waste;
- L7 - Design;
- L8 - Planning Obligations

Supplementary Planning Documents (SPD's) provide additional information to assist with the interpretation and implementation of policies set out within the Core Strategy and the saved policies of the Revised UDP. SPD's relevant to the application include:

- SPD1 - Planning Obligations;
- SPD 3 - Parking Standards and Design;

Supplementary Planning Guidance (SPG's) provide more details about Policies within the UDP. Relevant SPD's include:

- PG1 - New Residential Development;
- PG16 - Noise Standards;
- PG18 - Fencing;
- PG24 - Crime and Security;
- PG30 - Landscape Strategy;

The Core Strategy and Revised UDP sit alongside wider policy including the National Planning Policy Framework (NPPF) and Planning Practice Guidance. At the heart of NPPF the Framework is a presumption in favour of sustainable development which is seen as a golden thread running through both plan making and decision taking.

The Planning Statement accompanying the application details how the proposals relate to current local and national planning policy.



Hulme Barracks

Heritage

The application site is not in a Conservation Area. It is 150 metres to the east of the Empress Conservation Area. The site is just visible from the Conservation Area on Chester Road but the separation is such that the existing site and the proposals have little impact on the Conservation Area and its setting.

The site sits directly behind Hulme Barracks, a Grade II, Nationally Listed Building that has been converted to residential apartments, the grounds of which back onto the rear boundary of the application site.

Entry Name:	Hulme Barracks,
Address:	Princess Street, Hulme
Listing Date:	16 November 1978
Grade:	II
Historic England ID:	1247392



Empress Conservation Area

Planning History

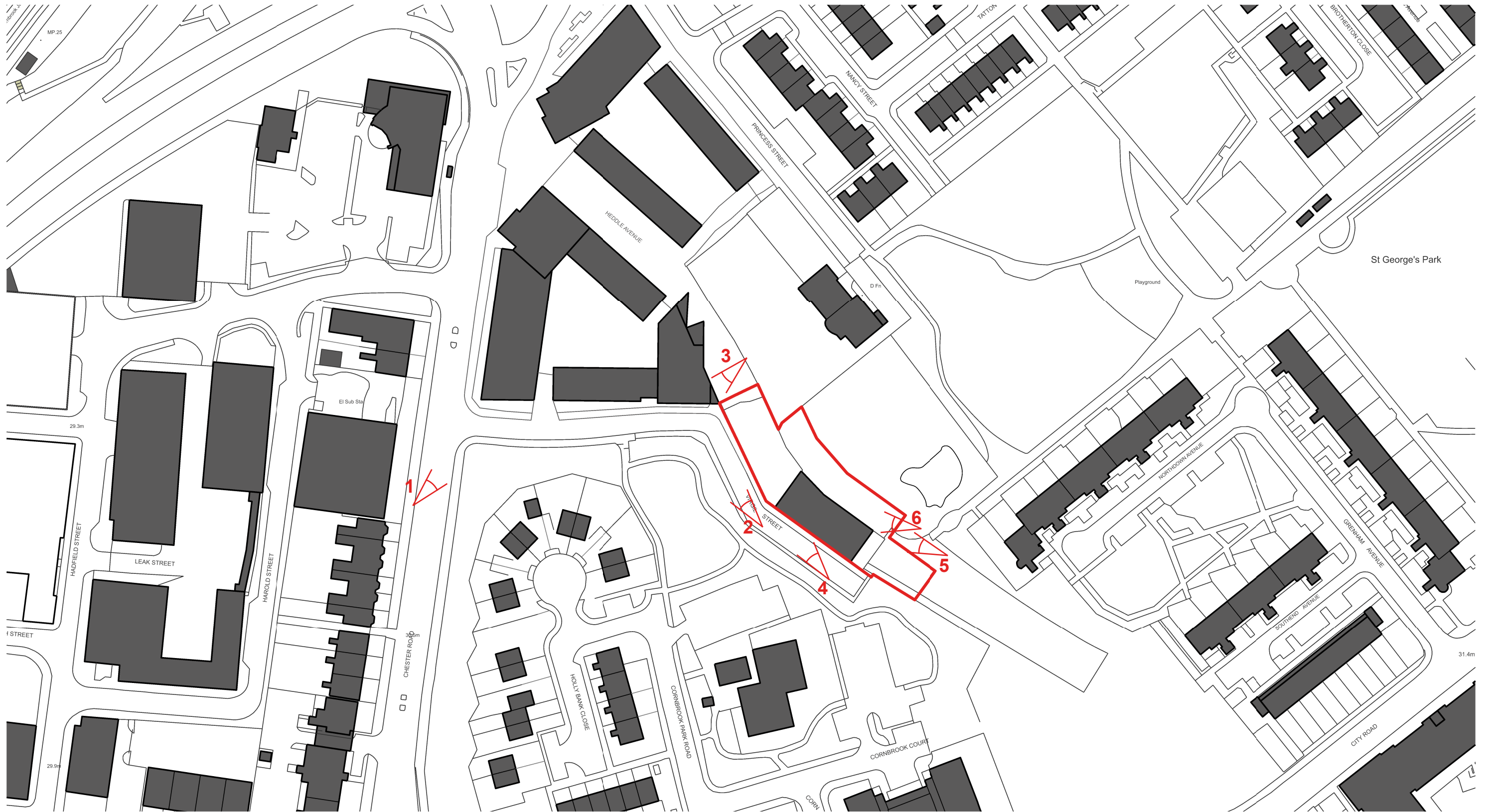
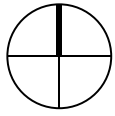
There are three recent planning applications associated with the site relating to Change of Use applications for Palmer House, the existing building on the site that was converted from a factory to a place of worship in 2012 and then granted temporary change of use permission for commercial, business, service and storage uses (Class E(g) and B8) in 2020.

- **Application No: 79556/COU/2012**
Change of use from factory (Use Class B2) to Place of Worship (Class D1)

Status: Granted with conditions
- **Application No: 80283/COND/2013**
Approval of details reserved by condition of grant of planning permission 79556/COU/2012

Status: Granted
- **Application No: 102401/COU/20**
Temporary change of use (Place of Worship) to Use Class E(g) and B8 (Storage)

Status: Granted, expires January 2026



Site Plan

CONTEXT



1. Virgil Street from Chester Road with Botanica apartments in foreground



2. View towards northwest along Virgil Street towards Botanica apartments



3. Northwestern site boundary against Botanica apartments



4. View towards northwest along Virgil Street with Palmer House on the right



5. View from the southeastern corner of the site towards Palmer House with Botanica apartments beyond



6. Rear wall of Palmer House from southeast

SETTING



1. Botanica, Chester Road / Virgil Street junction



2. Nancy St, Hulme



3. Botanica



4. Chester Road



5. Hulme Barracks - rear facade facing the site



6. Cornbrook Park Road



7. Palmer House, Virgil Street



8. Holly Bank Close

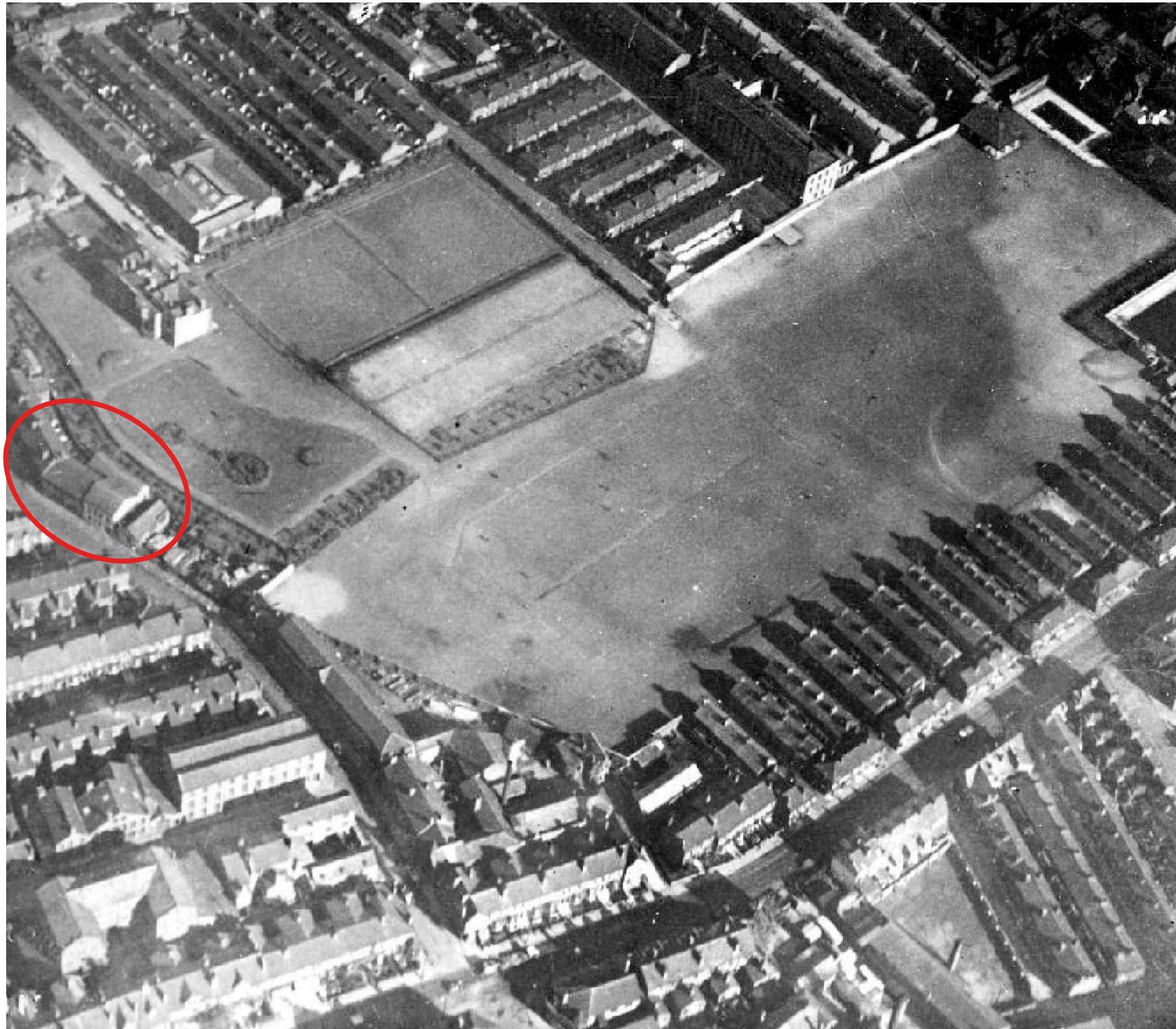


9. Princess Court

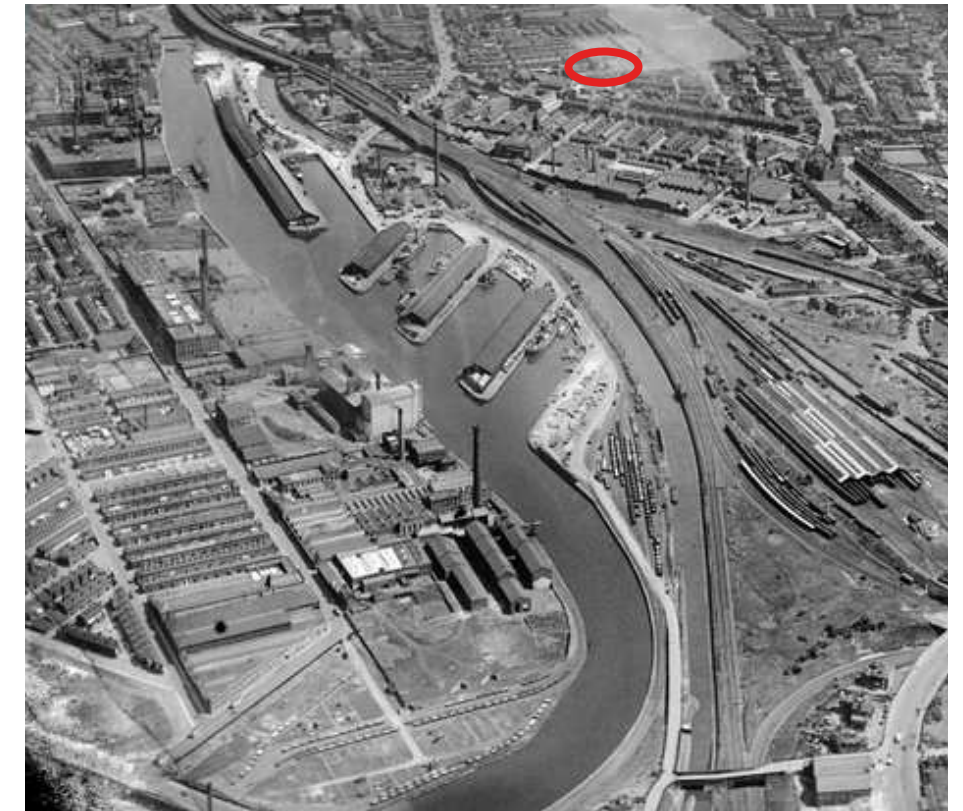
Surrounding Buildings and Materials

The existing buildings around the site are a mixture of uses, ages, styles and materials but the predominant material is brick that acts to unify the surroundings. Interspersed amongst the brick facades are isolated structures and areas of render and among the more recently constructed buildings, secondary areas of powder coated metal cladding and components also act as a contrasting material to the predominant brickwork.

SITE HISTORY



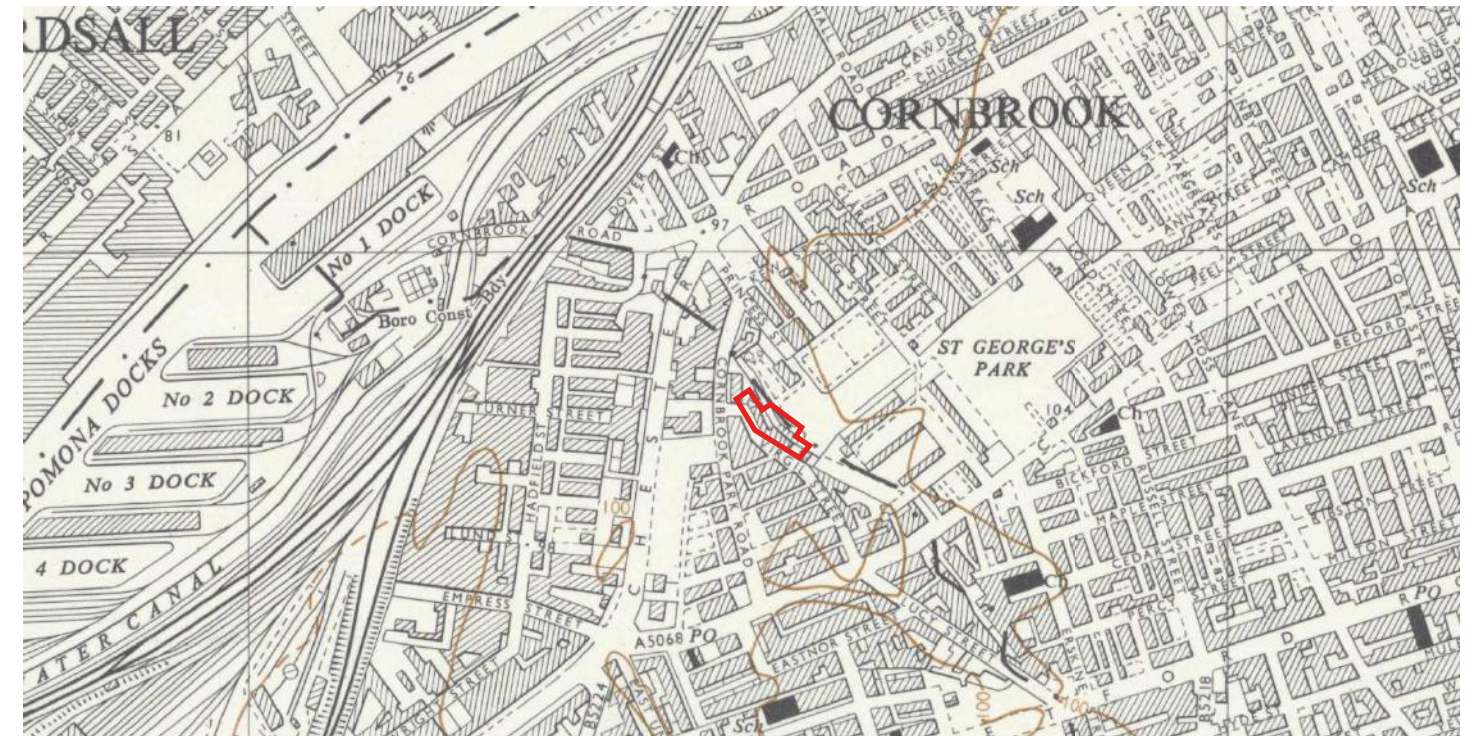
1. Aerial view of site, 1925



2. Aerial view of site from west, 1929



3. Aerial view of site from south, 1949



MAP REGRESSION



5. Google Earth - 2022

1848 Map

The 1848 map illustrates the area surrounding the application site as being within parkland on the edge of the city with a number of substantial houses nearby set within large grounds. Virgil Street does not yet exist. The Cornbrook watercourse is open and runs through the application site towards the Bridgewater Canal and River Irwell. To the northwest is Hulme Barracks that were constructed circa 1817 and during its 100 year existence was home to a number of regiments including the 15th Hussars, the 11th Hussars, the 2nd Heavy Dragoons, the 14th Light Dragoons, 7th Dragoon Guards, and the 17th Lancers. The barracks covered an area of 11 acres and upwards of 300 men and horses were housed there. The map also illustrates the parliamentary and municipal boundary to the north of the stream that still separates the boroughs of Manchester and Trafford.

1896 Map

The 1896 map shows substantial change in the 50 years since the publication of the previous map. The watercourse running through the site has been culverted, the open parkland has been built over with new terraced streets including Virgil Street, which links City Road to Cornbrook Park Road. To the west of the site, Pomona docks have been constructed between the River Irwell and Bridgewater Canal as well as the railway lines alongside the Bridgewater Canal.

1923 Map

The main change in the 1923 map is the demolition of the barracks that has become a recreation ground. The only remaining part of the barracks is part of the officer's accommodation at the end of Princess Street that still survives today and was Grade II listed in 1978.

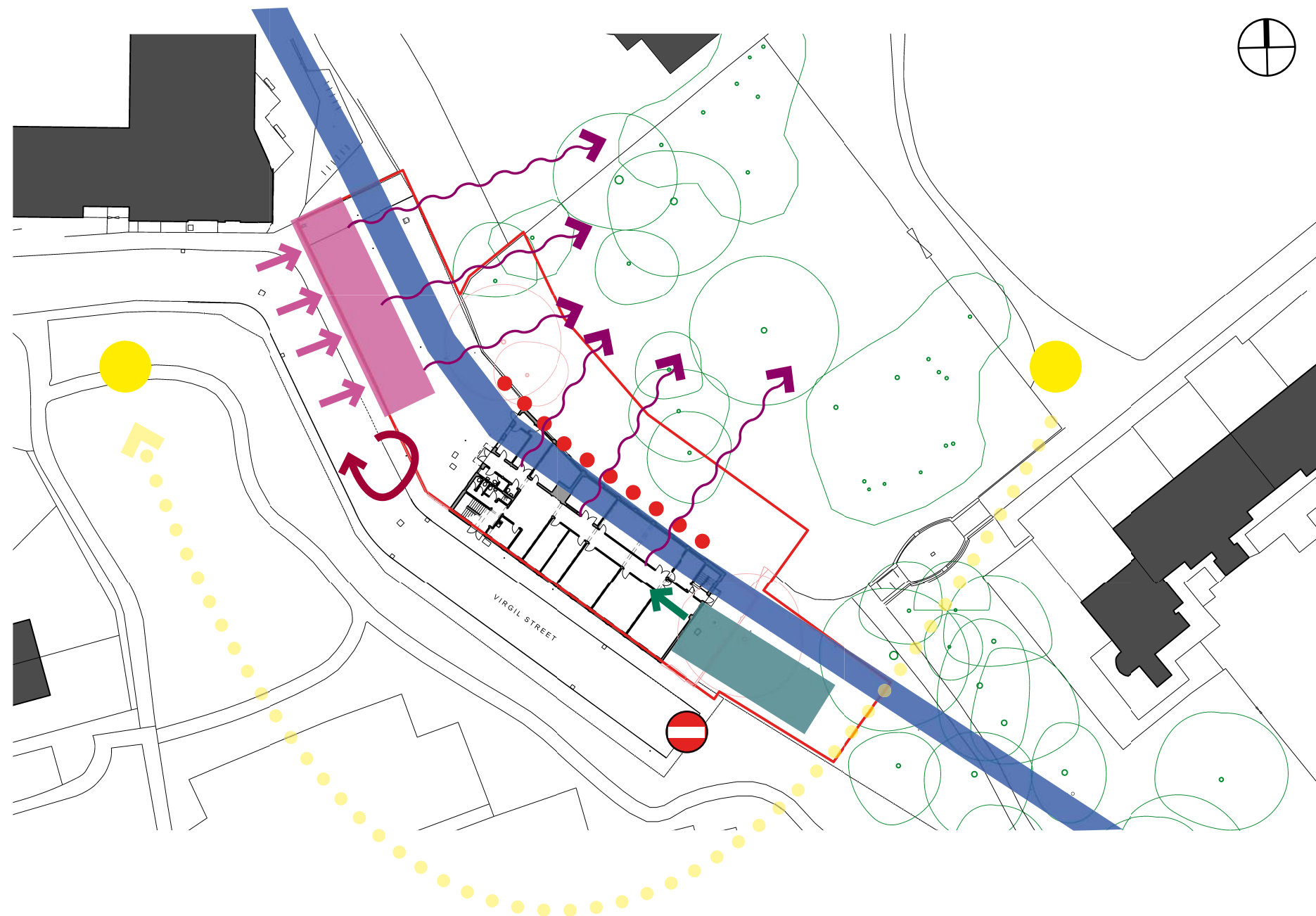
1956 Map

There are few major changes in the 1956 map however the Grenham Avenue flats in Hulme have been constructed in the southern corner of St George's Park that the site of the former barracks has now been named. The triangle of land between the culvert / Virgil St, City Road and Chester Road is still densely occupied with terraced housing.

Current

The changes between 1956 and the current maps are substantial. The terraced streets that occupied the triangle of land between Virgil Street, City Road and Chester Road have been demolished and replaced with a mixture of high and low rise housing. Virgil Street now terminates at the southern boundary of the application site and the buildings that previously occupied the land between the culverted stream and what was formerly the southern section of Virgil Street have been demolished and is now an open green space. Most recently the land to the north of the site has been redeveloped as Botanica, a 4 to 19 storey privately rented apartment scheme.

SITE STRATEGY



Key



Sun path



No through road



Turning head



Views



Residential entrance



Relocated office entrance



New office windows



Culvert - New build exclusion zone



New build development area



Displaced car parking

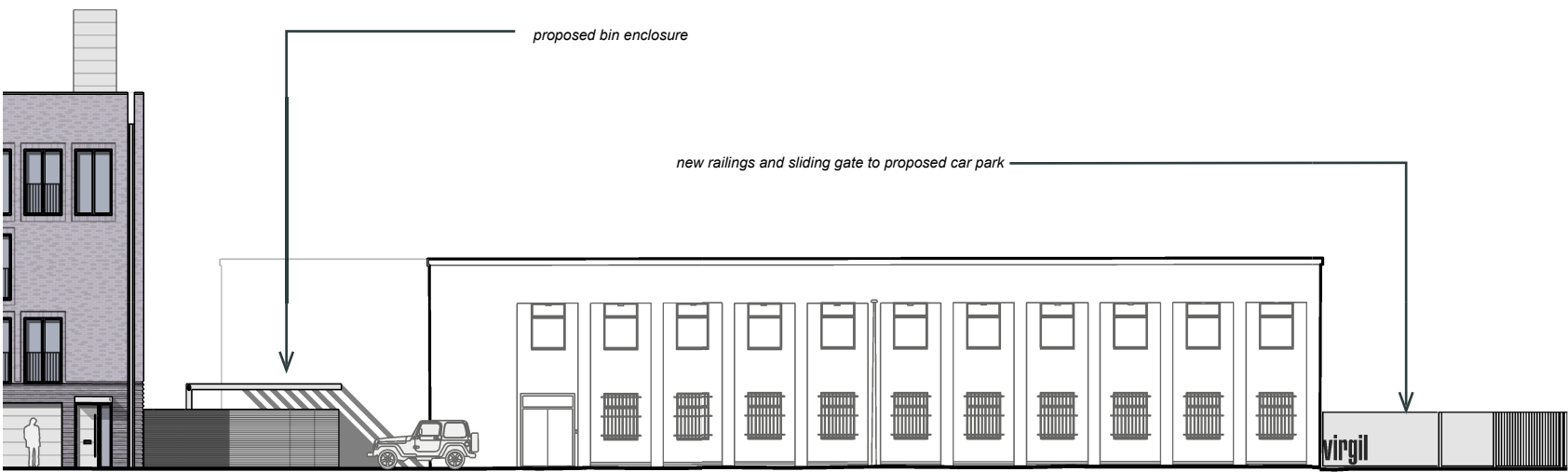
Objectives

1. Former building line to Virgil Street reinstated;
2. New build development area defined by exclusion zone surrounding culvert;
3. Servicing and access issues in Virgil Street addressed;
4. Privacy issues between surrounding properties and visual amenity considered;
5. Landscape amenity improved;
6. Scale differences between surrounding buildings reconciled;
7. Visual and daylight amenity of workspace building improved;
8. Displaced office parking and office entrance relocated.

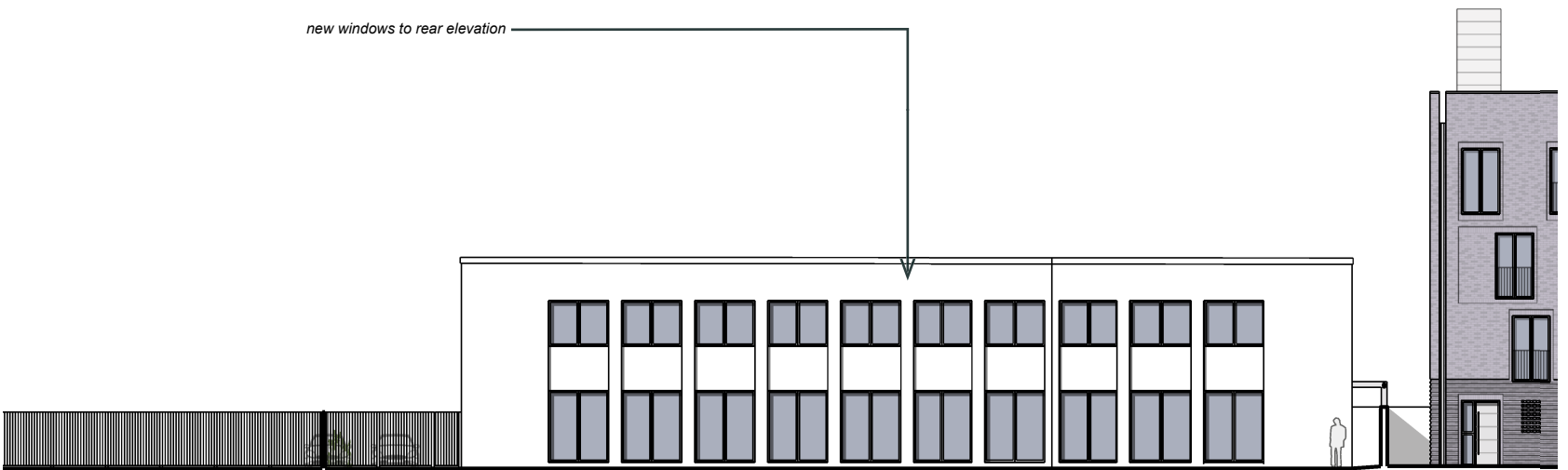


Proposed site plan

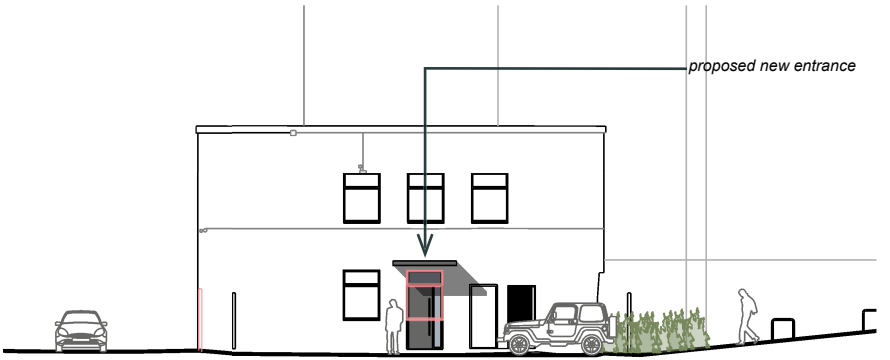
PROPOSALS



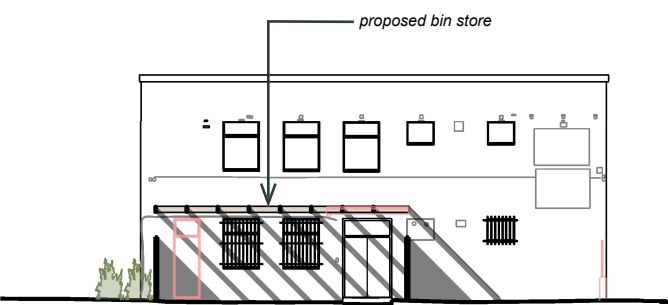
Existing building: proposed Virgil Street elevation



Existing building: proposed rear elevation



Existing building: proposed southeast elevation



Existing building: proposed northwest elevation

Use / Amount

The proposal includes the construction of four new build, four storey, three bedroom town houses on the existing car park of Palmer House. Each townhouse will include one off-street parking space within a garage at ground level. In addition, a change of use is proposed to use the entirety of Palmer House for use class E(g) – office use.

Palmer House is a former brick clad industrial building that was converted to a place of worship in 2012 and granted temporary approval to change its use to a business and commercial premises (Class E(g) / Storage (B8)), in January 2021 for a 5 year period. This application therefore seeks permission to use both floors of the building for office use on a permanent basis.

The existing building on the site has a gross internal area of 802 m2 and this will be maintained. 9 parking spaces are proposed in a new car park at the southeastern end of the site that will replace the existing parking spaces displaced by the construction of the townhouses. In addition, 12 cycle / motor cycle parking spaces for the workspace building will also be provided within the curtilage of the site.

Existing Building

Works proposed to the existing building, which are required to both improve the amenity of the existing workspace and to free up the land to the north west end of the site to enable the residential development, include:

- Relocation of the workspace entrance from the north west elevation of the existing building to the south east elevation.
- Relocation of parking spaces serving the existing building from the car park at the north west end of the site to the south east.
- Landscape works to provide a defensible space and garden area to the rear of the workspace building.
- Introduction of new windows to the rear elevation to improve the daylighting and visual amenity of the existing workspace building.
- Introduction of 12 cycle / motorcycle spaces serving the workspace building.
- Construction of a bin store and turning head for vehicles on Virgil Street to the north western end of the existing building.
- Construction of new boundary fences, railings and gates around the site perimeter to secure the site and define the curtilage of the site.

DESIGN PRINCIPLES

Townhouses

Site

The site for the proposed townhouses is defined by the back of the Virgil Street footpath, a one metre exclusion zone around the culverted watercourse to the rear, the proposed turning head to the north west of the existing building and pedestrian access around the sides of each townhouse to permit access to the rear gardens from the street. These various constraints permit two blocks with a footprint measuring 7.3 m x 12.93 m, each containing two semi-detached dwellings, to be constructed within the space available.

Layout

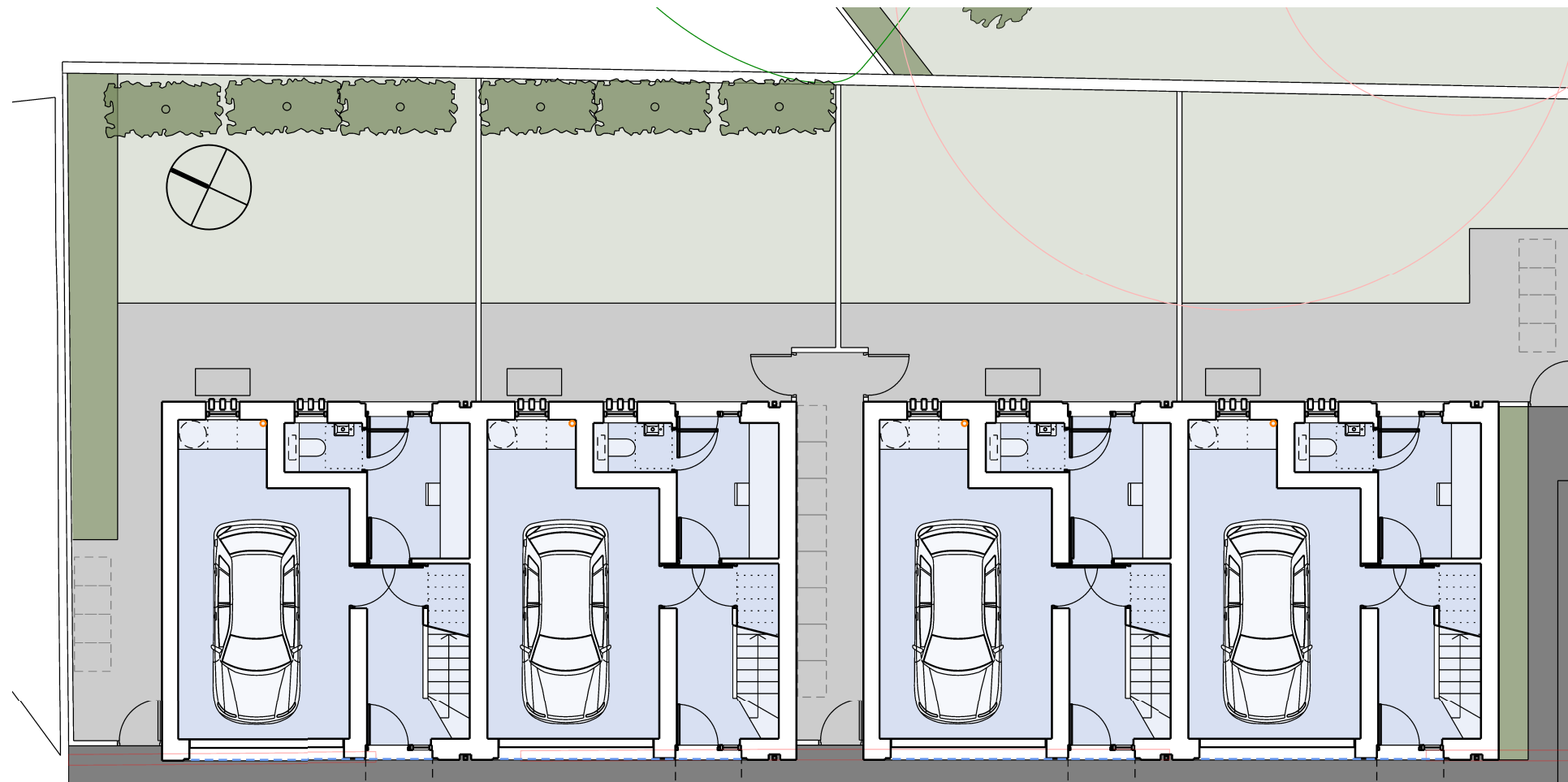
Each townhouse is accessed through an entrance door from the Virgil Street footpath. The entrance hallway leads to a home office with access to the rear garden and a ground floor WC at the back of the garage. To the side of each entrance is a garage with access across the Virgil Street footpath for one car per dwelling and ample storage for a household of cycles. At the back of each garage is a service area for heating, water and electrical services.

A stair leads from the ground floor entrance to the living area at first floor level. The living area includes an open plan kitchen dining area overlooking Virgil Street with a lounge area overlooking the garden to the rear. The stair extends from first to second floor and a slot window in the southern gables provides daylight to the first floor landing of the dwelling to the south of each block. With any habitable space being to the rear or above ground level, there are no privacy issues between the dwellings and the street outside.

Two double bedrooms are located to the front and rear of the second floor together with a bathroom above the entrance to each dwelling.

The stair leads up to the master bedroom at second floor level. The master bedroom occupies the whole floor plate with an ensuite shower room above the bathroom below and a walk in wardrobe to the rear. The layout of each townhouse is largely the same but there are minor differences in fenestration between each dwelling, which is evident in the elevations and the room layouts respond to the differences in window location.

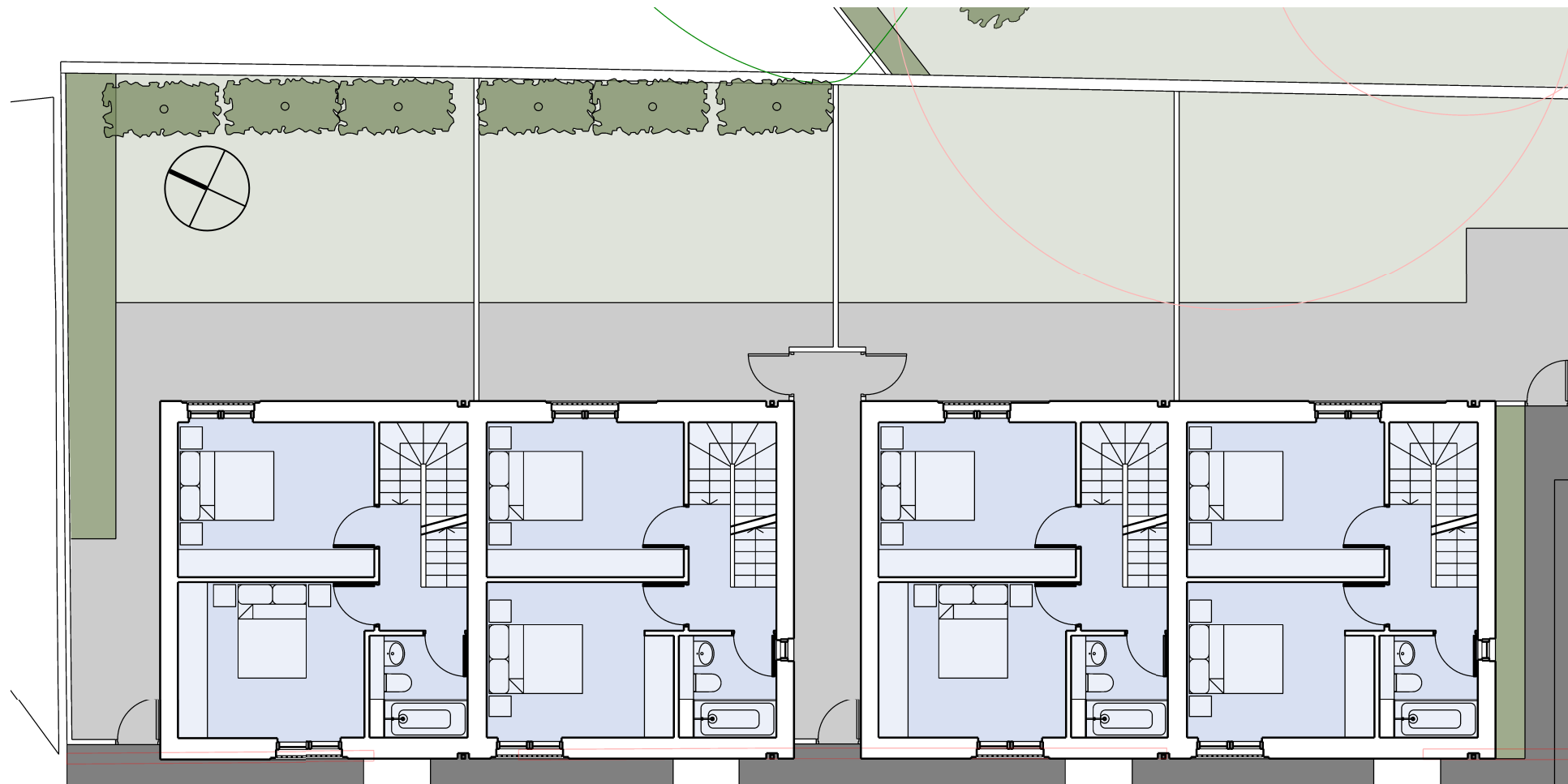
From second floor level the stair further extends to a roof terrace that provides a spacious external living space above each dwelling. Adjoining terraces are separated by a privacy screen.



Townhouses: ground floor plan



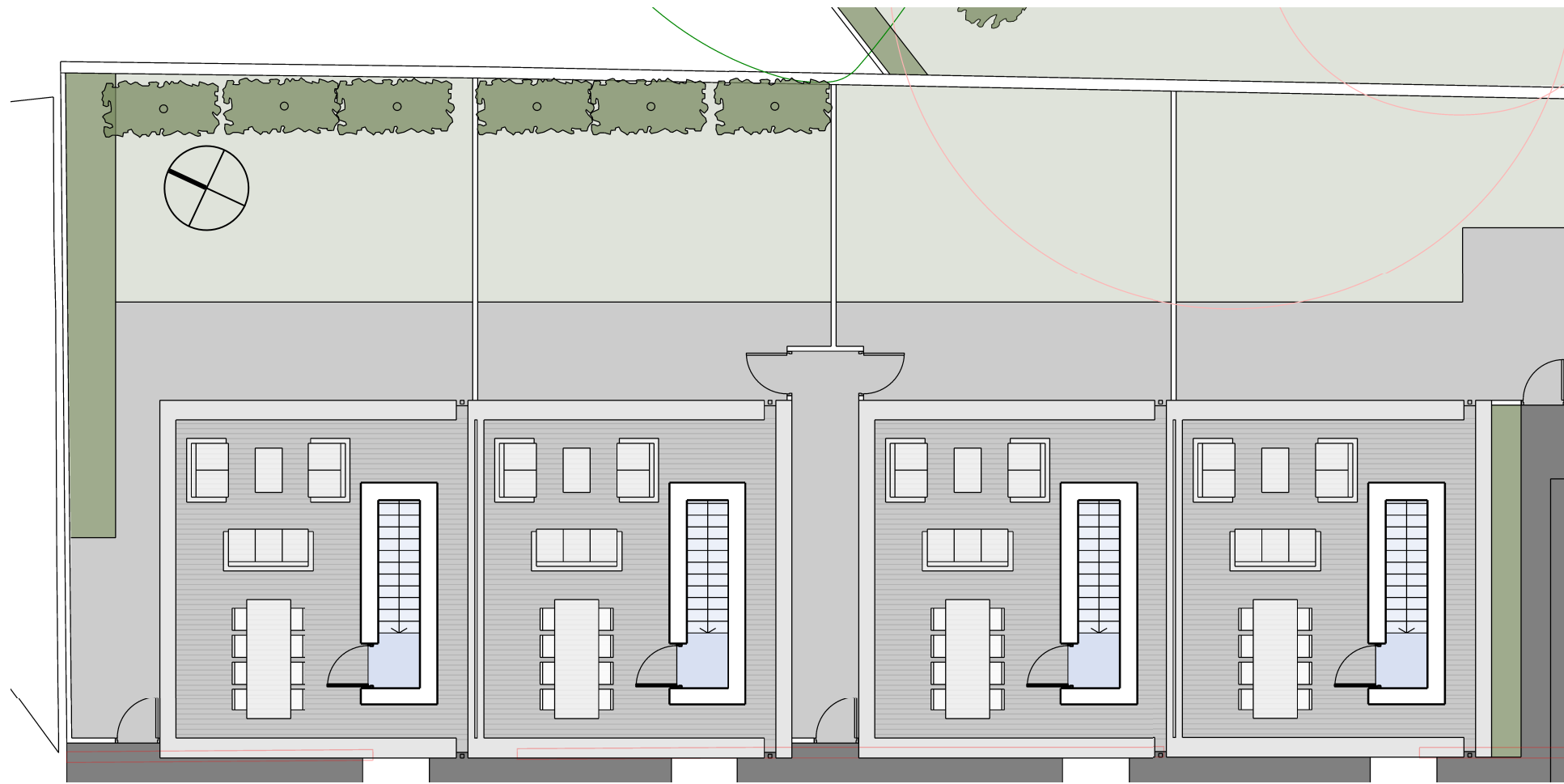
Townhouses: first floor plan



Townhouses: second floor plan



Townhouses: third floor plan



Townhouses: Roof plan