

Full Planning Application Design & Access Statement

51 - 53 Richmond Street, Gay Village Manchester

December 2022

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about Eminence Development

Founded in 2015 Eminence Development is a family owned and managed development company that has gained an enviable reputation for sensitive and skilled conservation, distinctive and individual building designs of exceptional quality and value with a strong ethos towards sustainability and net neutrality. Eminence Development have built a portfolio that ranges from luxury family homes, to contemporary apartments. The owner, Kieran Hedges has also been involved in the restoration and renovation of several historic buildings.

As well as individual homes and new housing developments, Eminence Development are renowned for the diversity of their homes, sensitively bringing back to habitation everything from renovated listed buildings steeped in history, to extremely sustainable and energy efficient luxury houses and apartment schemes. Eminence is also a member of the UKGBC with a firm commitment towards NetZero by 2030.

“At Eminence Development we aim to concentrate on one development site at a time. This allows us the ability to ensure that each property is finished to the standards as recognised by NHBC and LABC.... but we like to think that our homes go beyond those expectations and at Eminence Development we build homes that we ourselves would aspire to live in we like to think that perfection comes as standard



other developments by Eminence Development



about stephenson hamilton risley STUDIO

stephenson hamilton risley STUDIO is an architectural and urban design Practice based in Manchester, established in 1979 by Roger Stephenson. We are a design driven, problem solving studio, which is structured so that all members of the practice can bring creative, practical and value for money solutions to our clients. We have a long track record of designing high quality buildings including hotels, retail, residential and commercial office based projects.

The Practice has spent the last 40 years being involved in the urban renaissance of the North West. Some would say that we were amongst the few who started it. Roger Stephenson was awarded an OBE in recognition of the Practice's service to architecture, particularly in relation to regeneration in Manchester. He was also recently the chair of the Manchester Conservation Areas and Historic Buildings Panel for a 5 year period, and he served for 6 years as a member of CABI's National Design Review Panel.

The Practice prides itself on its commitment to projects, large and small, and to delivering workable, sustainable and economic solutions. We strongly believe in a team approach to design, which includes a collaborative relationship with the client, the local community and key consultee groups alike. If the realised project is to succeed, the design must reflect the aspirations of all parties.

The senior members of the Practice maintain an active, on-going involvement in all projects in both managerial and design roles. The practice philosophy and architectural ethos has resulted in the Practice winning in excess of 150 national awards for architecture.



- 15 RIBA awards
- 2 RIBA Stirling Prize shortlists
- 6 Civic Trust Awards
- 100+ other regional architectural awards

design team

The design team comprises stephenson hamilton risley STUDIO (architect), Enzygo (planning consultants), Buttress (Heritage Consultant), Booth King Partnership (structural engineer), Compass Energy (services engineer) and TBC (quantity surveyor).

stephenson hamilton risley STUDIO has several years of experience working with the below design team consultants; the repeat colaboration is representative of the succces.The adjacent projects represent a short list from many schemes past and present.



2.0 Project Background

the pre-planning statement

This pre-planning statement outlines the proposed development at the former Albert Jones Textiles building, 51-53 Richmond Street, Manchester, M1 3WB (“the site”).

The mid-19th Century warehouse building is vacant and has been disused for a considerable period of time, and as such the development shall bring back into use an imposing and unchanged heritage asset, safeguarding the future maintenance of the asset. The adjoining car park is brownfield, previously developed land, of which development utilising such a parcel is supported through the NPPF (2021).

The site is wholly located within the Whitworth Street Conservation Area and the former textile building is a Grade II Listed Building. There are no other site designations, allocations, or trees onsite.

Richmond Street is a narrow highway, with double yellow lines running the length of the street on both sides. In the wider neighbourhood there are commercial properties, food and drink establishments and 20th Century residential properties.

In this sustainable city centre location, the proposed development scheme shall add a positive contribution to the street scenes, acknowledging the historic and modern uses and design to respect the established character and local context.



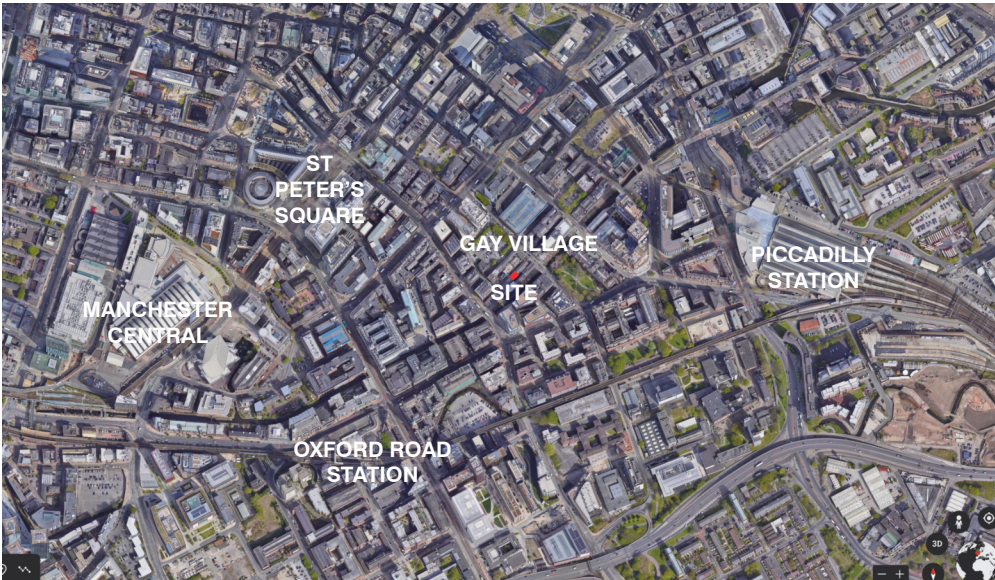
3.0 Site Analysis and Appraisal

immediate surroundings

The site is set within the City Centre of Manchester, with easy pedestrian accessibility to a wide range of shops and services that a residential property may require, with the arterial route of Princess Street 80m to the south west offering a range of bus services. Manchester Piccadilly and Oxford Road Railway Stations are c.0.5km away to the east and south west respectively.

With an area of approximately 134m2, the site is bound by Sackville Street to the North, Canal Street to the east, Abingdon Street to the south and Bloom Street to the west in the heart of Manchester's Gay Village.

All four surrounding streets are predominantly bars/restaurants/clubs/takeaway venues at ground floor level with a office/hotel/residential units above. Richmond Street is predominately residential with several recently constructed townhouses opposite and approved planning applications for the conversion of existing buildings into apartments.



3.0 Site Analysis and Appraisal

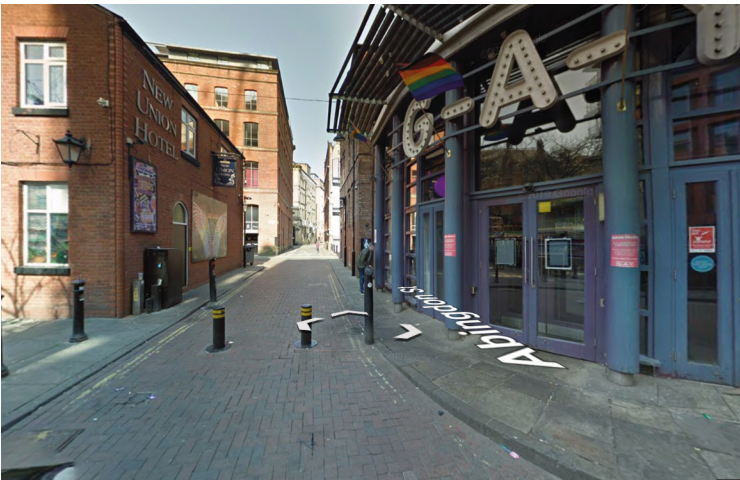
(to be read in conjunction with bird's eye view 01)



1. View towards site along Bamford Street



4. View from site along Bank Street



7. View towards site from corner of Bank and John Heywood Street



2. View towards site (left) along John Heywood Street



5. View towards site along Bank Street



8. View along John Heywood Street with site on right



3. View along Bank Street with site on right



6. View along Bank Street with site on left



9. View towards site (left) along John Heywood Street

project brief

The proposal seeks to sensitively convert the existing three-storey building into No.4 apartments and to erect No.1 new townhouse on the plot to the western elevation, which is currently utilised for informal off-street car parking.

It is considered the renovation of the Grade II Listed Building and the new build townhouse shall not create any negative impact to the character and appearance of the street scene and conservation area, actively raising the experience of Richmond Street and enhancing the setting of the local heritage assets which have group value.

The proposed townhouse shall comprise infill development, located upon the footprint of previous buildings and so restoring the feel and aesthetic of a residential and commercial setting. The construction of family dwellings in a sustainable, City Centre location shall enhance the housing mix within an area that is characterised by apartment blocks with transient residents, and lead to the development of an anchored and settled community.

Indicative plans and elevations are provided (reference al(05)0030 to al(05)0033), which demonstrate that the original features, and green fenestration, of the Listed Building shall be retained and emphasised.

The four-storey, two-bedroom apartments shall provide a gross internal area ranging from 62.5m2 to 85.4m2, with apartment two proposed to have a 2.5m2 balcony.

The five-storey townhouse will provide two bedrooms and a gross internal area of 112.2m2, with a 9.2m2 balcony.

In designing the townhouse, Stephenson Hamilton Risley STUDIO have had due regard to Manchester Residential Quality Guidance and the national described space standards, with acceptable gross internal areas achieved.



planning history

No planning applications have been made on the proposal site, with the textiles building retaining much of the original features as an exemplar of its original use; however, there have been planning applications and listed building applications in the surrounding area, which are fully relevant and act as a reference. In particularly planning application 115894/FO/2017, which consented the erection of 7 x 3 bed townhouses with integral garages, 1 x 2bed maisonette flat within a 4-storey building and new bin store; together with associated works directly opposite the site on Richmond Street.

The proposed development shall utilise the same vernacular, scale, and massing as the consented scheme, and it is posited the same, or similar, considerations that led to a planning permission being granted would be applicable to the enquiry site.

Planning Policy Context
National Planning Policy Framework (2021)

The National Planning Policy Framework (NPPF), published in July 2021, sets out the Government’s planning policies for England and how these are expected to be applied. The key theme throughout the NPPF is the presumption in favour of sustainable development.

Paragraph 8 of the NPPF advises that to achieve sustainable development, economic, social, and environmental gains are required.

These three overarching objectives, are interdependent and need to be pursued in mutually supportive ways, (so that opportunities can be taken to secure net gains across each of the different objectives):

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. Paragraph 9 states that “Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area”.

Paragraph 10 sets out that for sustainable development to be pursued in a positive way at the heart of the Framework is a presumption in favour of sustainable development.

Paragraph 119 states “Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving

the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or ‘brownfield’ land”.

Paragraph 130 sets out that planning decisions should ensure that developments will function well and add to the overall quality of the area, are visually attractive as a result of good architecture, layout and appropriate and effective landscaping and are sympathetic to local character and history.

With the former Albert Jones Textiles building being a Listed heritage asset, the Local Planning Authority shall be conversant with the preservation of listed buildings, as required by Section 16 of the Planning (Listed Building and Conservation Areas) Act 1990; as well as the desirability of preserving or enhancing the character or appearance of the conservation area, as required by Section 72(1) of the same Act.

Paragraph 199 states that “When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance”.

Paragraph 202 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Paragraph 206 states “Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably”.

Local Plan Policies

Manchester’s Core Strategy 2012-2027 was adopted on 11th July 2012 and is the key document in the Manchester Local Plan. It sets the out the long-term strategic policies for Manchester’s future development and will form the framework that planning applications will be assessed against.

The relevant policies within the Development Plan applicable to the proposed development are considered to be:

- Core Strategy Policy CC9 (Design and Heritage)
- Core Strategy Policy EN1 (Design Principles and Strategic Character Areas)
- Core Strategy Policy EN3 (Heritage)
- Core Strategy Policy H1 (Overall Housing Provision)
- Core Strategy Policy SP1 (Spatial Principles)
- Core Strategy Policy DM1 (Development Management)
- Core Strategy Policy T1 (Sustainable Transport)
- Core Strategy Policy T2 (Accessible Areas of Opportunity and Needs)
- Saved UDP Policy DC7 (New Housing Development)
- Saved UDP Policy DC10 (Food & Drink Uses)

- Saved UDP Policy DC18 (Conservation Areas)
- Saved UDP Policy DC19 (Listed Buildings).
- Saved UDP Policy DC26 (Noise)

Accordingly, a forthcoming application shall demonstrate how the proposed scheme is policy compliant.

Other material considerations

The other policy documents / guidance notes that are considered relevant and shall inform any forthcoming application are:

- The Manchester Residential Quality Guidance (final draft December 2016)
- DCLG National described space standards (published March 2015)
- The Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (adopted 2007)
- City Centre Strategic Plan 2015-2018 (published March 2016)
- Secure by Design guidance
- Waste Storage and Collection Guidance for New Developments (published July 2016)
- Planning Guidance in Relation to Ground Contamination: Guidance Note for Applicants, Developers, Landowners and Consultants (published September 2016)
- Planning and Noise Guidance (published December 2015)
- Greater Manchester Spatial Framework - Places for Every (October 2021)

Benefits of the proposed scheme

We seek confirmation from the LPA, however we believe the principle of the redevelopment and new development is acceptable, with the site disused, and the adjoining car park classed as brownfield land. One of the fundamental principles within the NPPF is to encourage effective use of land by reusing land that has been previously developed (brownfield land). The proposal to redevelop the building and adjoining plot for housing complies with the NPPF and the Council's own target of 90% of residential development on previously developed land, in accordance with Core Strategy Policy H1 (Overall Housing Provision).

There is a quantifiable need for family housing (C3) within central Manchester, which this proposal shall deliver. Local Plan Policy H1 states that the proportionate distribution of new housing, and the mix within each area, depends on several factors and the need to diversify housing stock in mono-tenure areas by increasing the availability of family housing. Housing development in the City Centre has largely been dominated by large scale apartment developments more suitable to transient individuals with no children or one child families; rather than purpose-built and generously proportioned traditional homes, in accessible locations, targeted at attracting families and keeping them living in the City Centre in the longer term, with the benefits of creating a community, and the positive social, economic and environmental that are associated with this.

The application site has been vacant for several years and in its current condition does not contribute positively to the conservation area or the listed status of the building as a heritage asset. The development proposals would create a sustainable and long-term solution for the site and would reduce crime and disorder.

The proposed development is unquestionably a positive intervention and one which brings with it a sustainable, long-term solution for the vacant and degrading listed building and maximising the efficient re-use of the adjoining brownfield site in line with the core planning principles of the NPPF.

the design process

The driving force behind the design process has been to preserve and celebrate the existing warehouse while also creating a neighbouring townhouse which is subservient and respects the history of it's neighbour but also of it's time.

We aim to maintain as much of the original warehouse as possible. The key elements we wish to retain are;

- The existing windows to the front elevation through the use of secondary internal glazing
- The original mill board floors
- To retain and restore the original internal staircase
- To repair and maintain the lath and plaster ceilings where appropriate
- Feature fireplaces to the restored
- Retain the listed worktop benches on the second floor.
- Retain elements of the condemned escape stair to form new balconies.

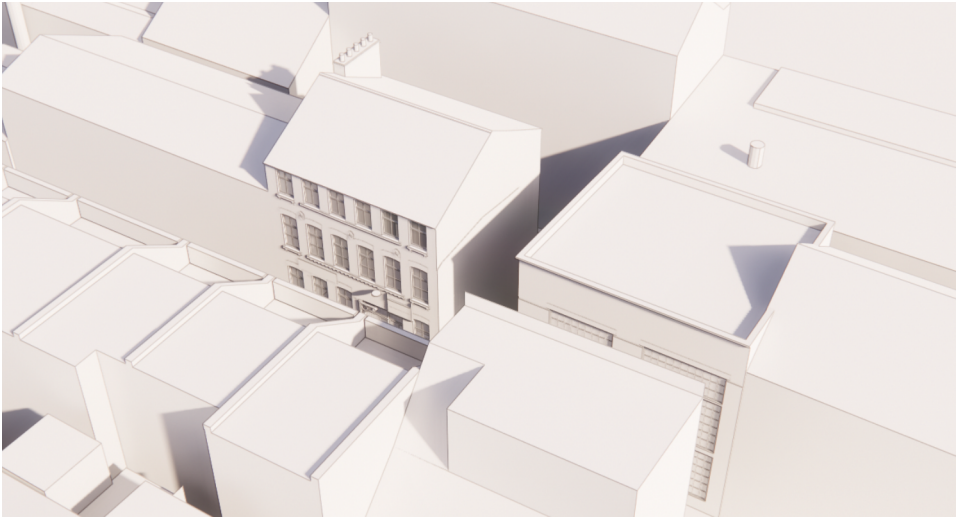
Our intention is to approach the fabric of the warehouse with a light touch and retain as much of the character and history of the building as possible while still achieving all the required fire and energy statutory requirements.

The concept for the townhouse is an abstraction of the old Victorian warehouse. It has been imagined that the brick façade has been peeled away and you are left with an exposed, lightweight steel frame. The negative space is then filled with timber panels to emphasise the lightweight nature of the structure. See pages 21 to 24.

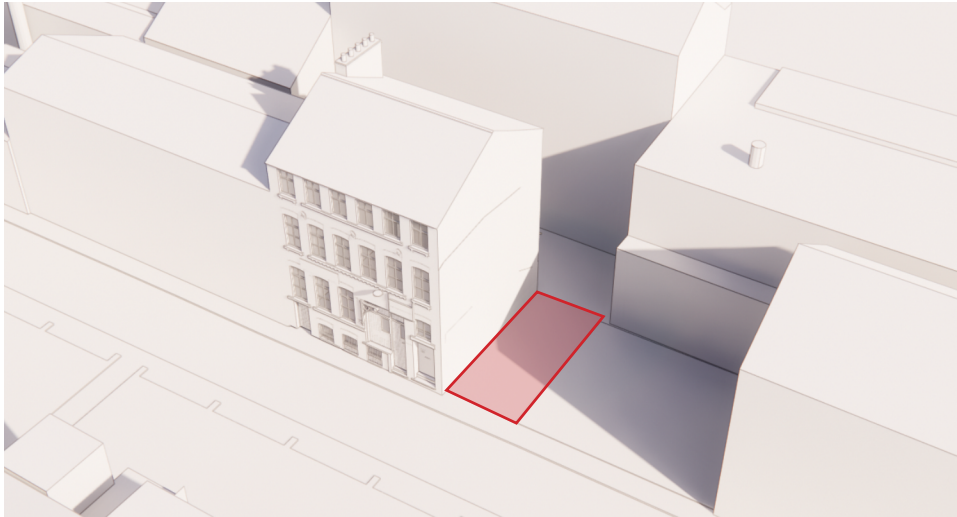
The scale of the building is driven by the proportion of the neighbouring warehouse and the surrounding buildings. See page 25 sections. The main volume of the townhouse has been set back and pulled away from the warehouse to give a clear break between the two buildings. This also gives the opportunity for balcony spaces.



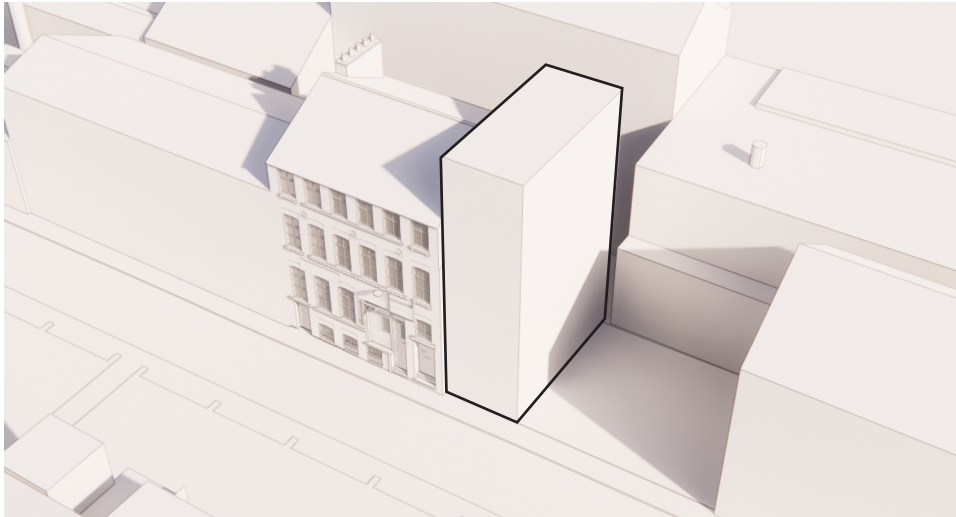
5.0 development principles



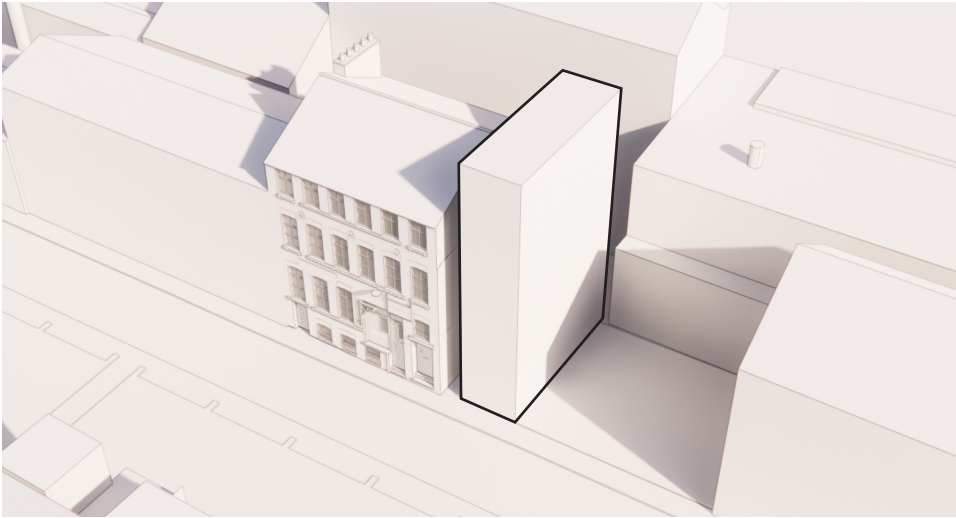
existing empty site



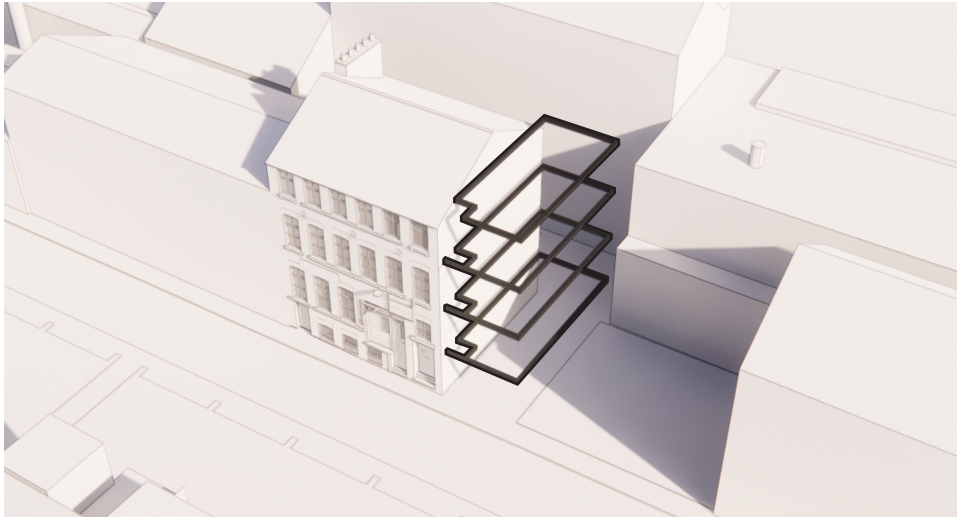
context buildings removed



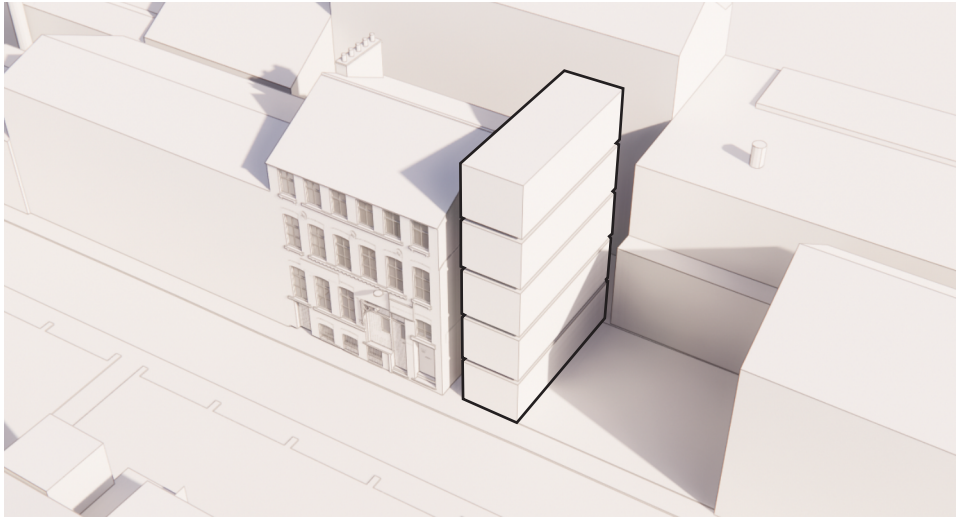
5 storey volume



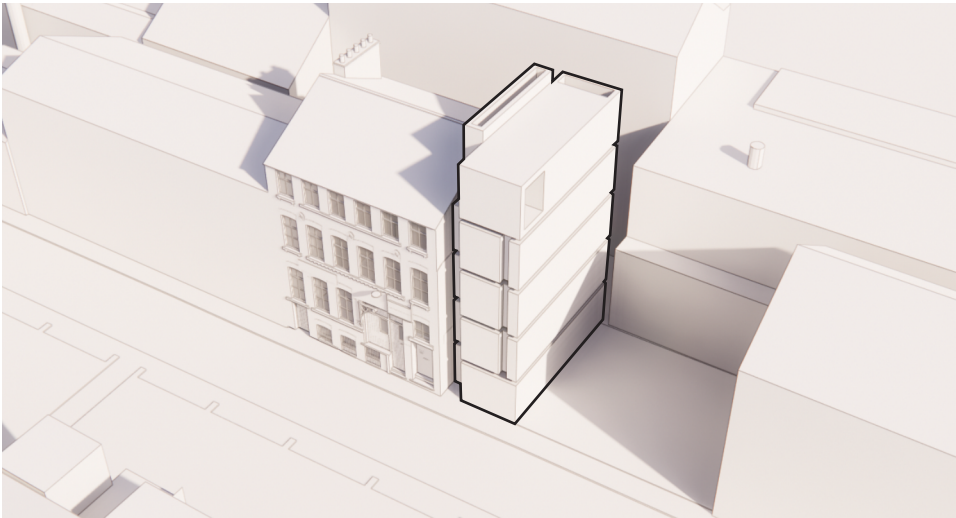
volume detached from warehouse



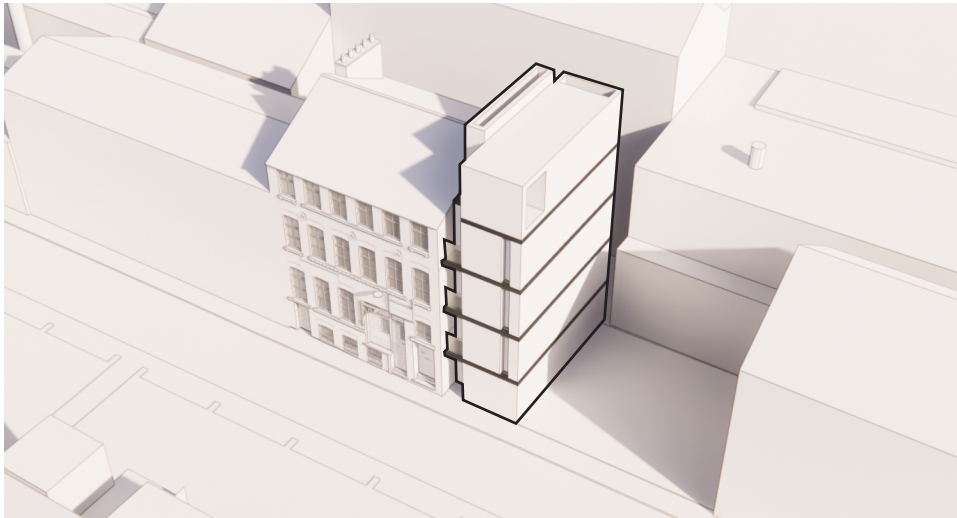
exposed, lightweight, skeletal frame



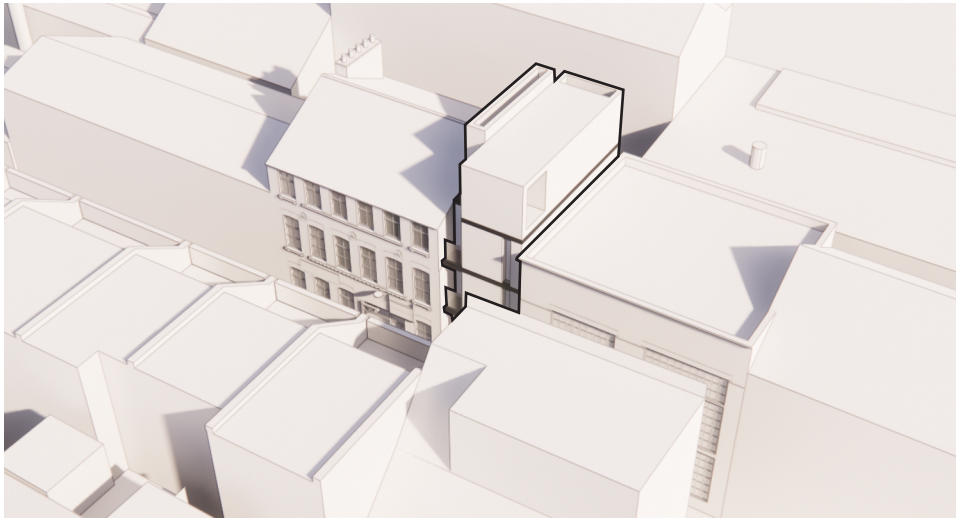
modular panel infills



carving into the mass



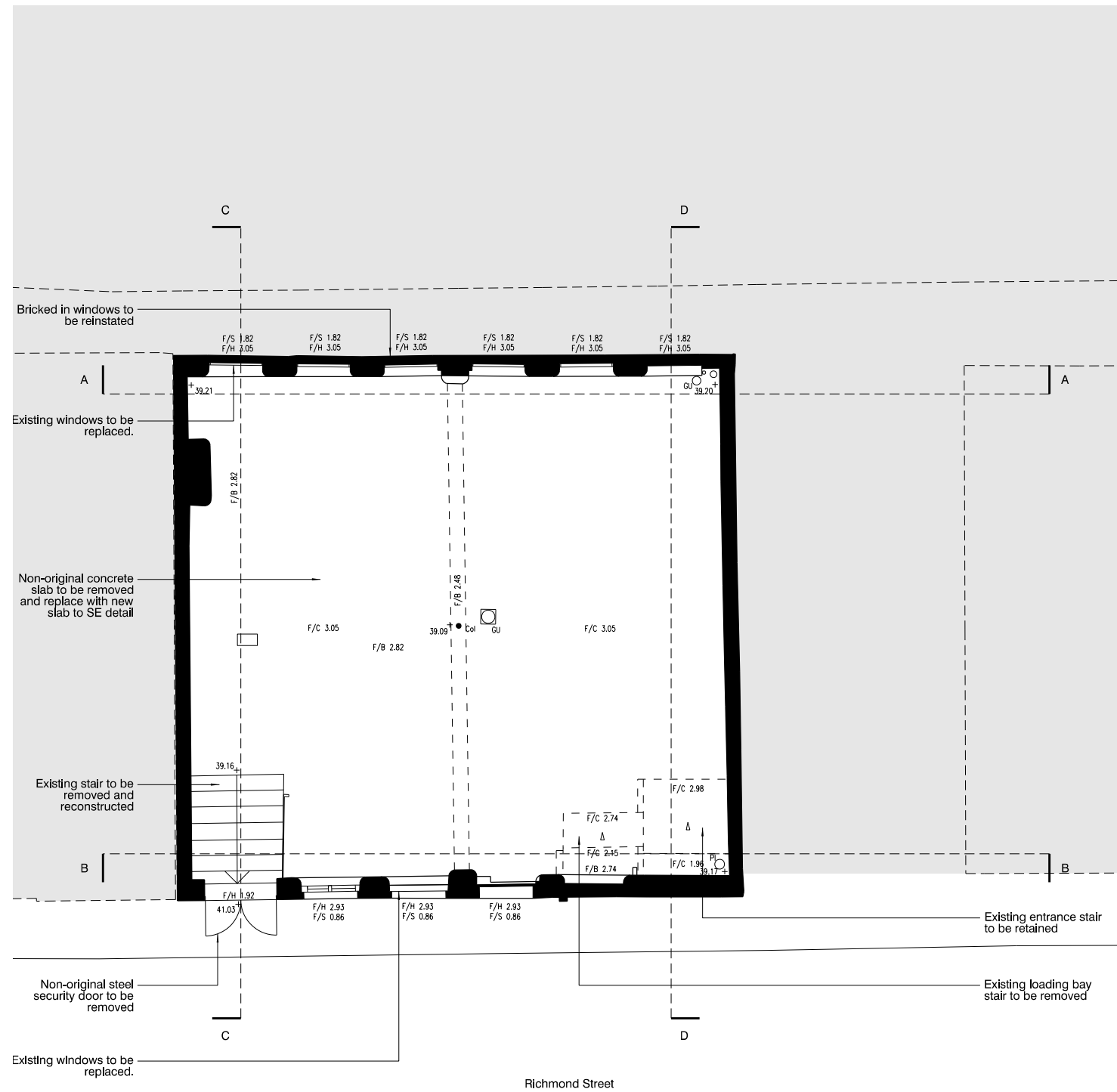
balcony/outdoor space



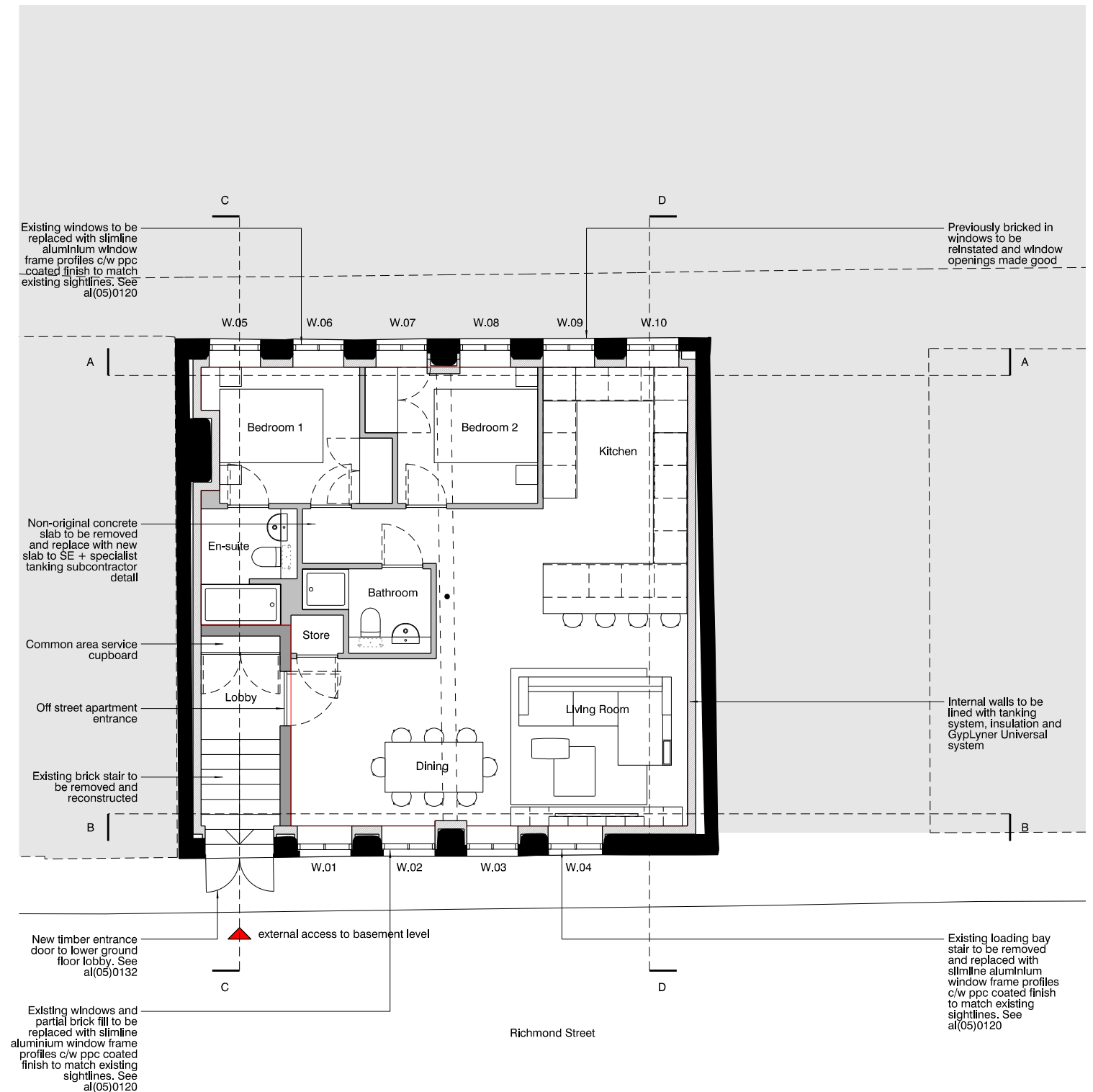
building in context

5.0 development principles

existing + proposed: lower ground floor plan

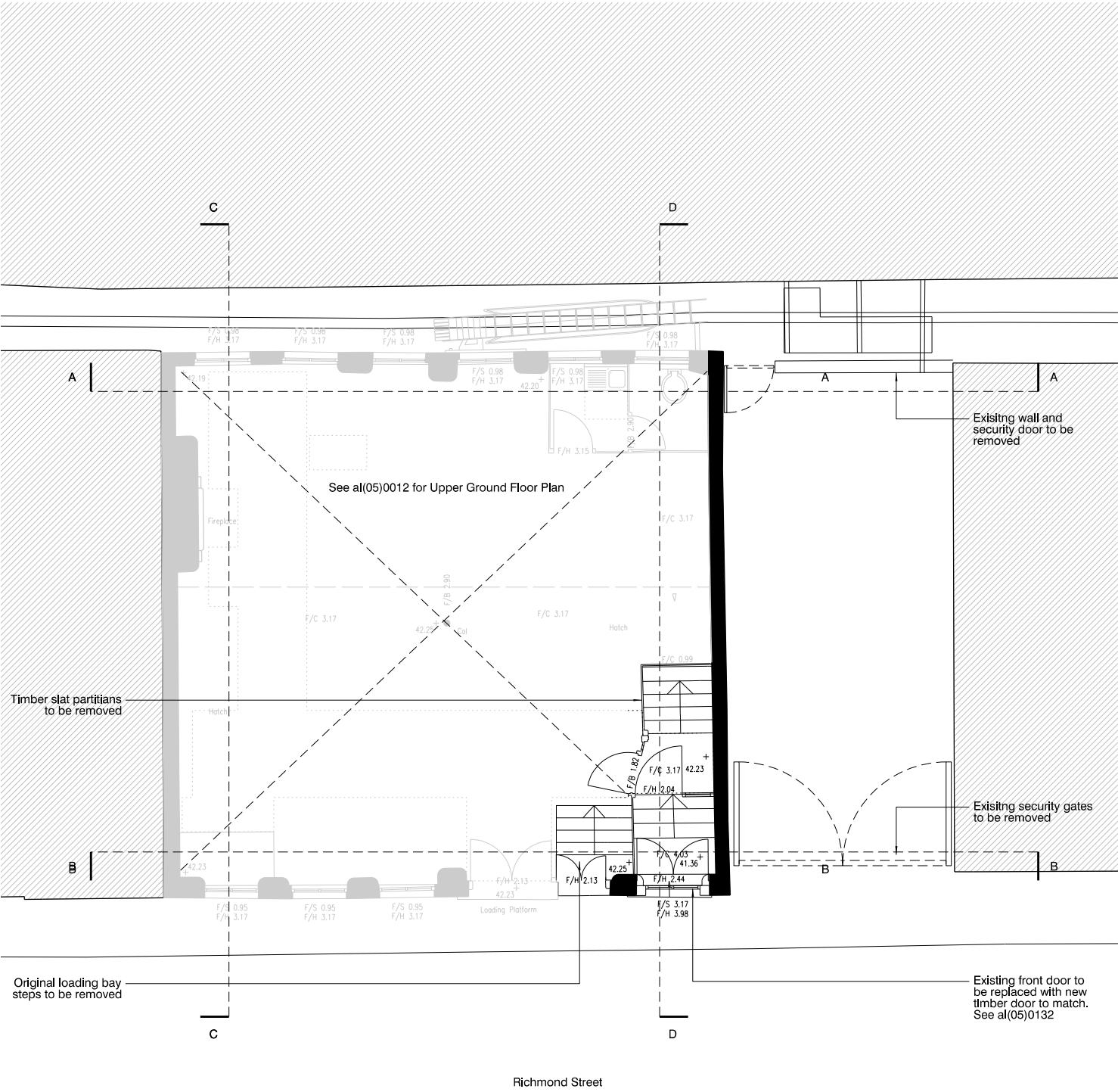


existing plan

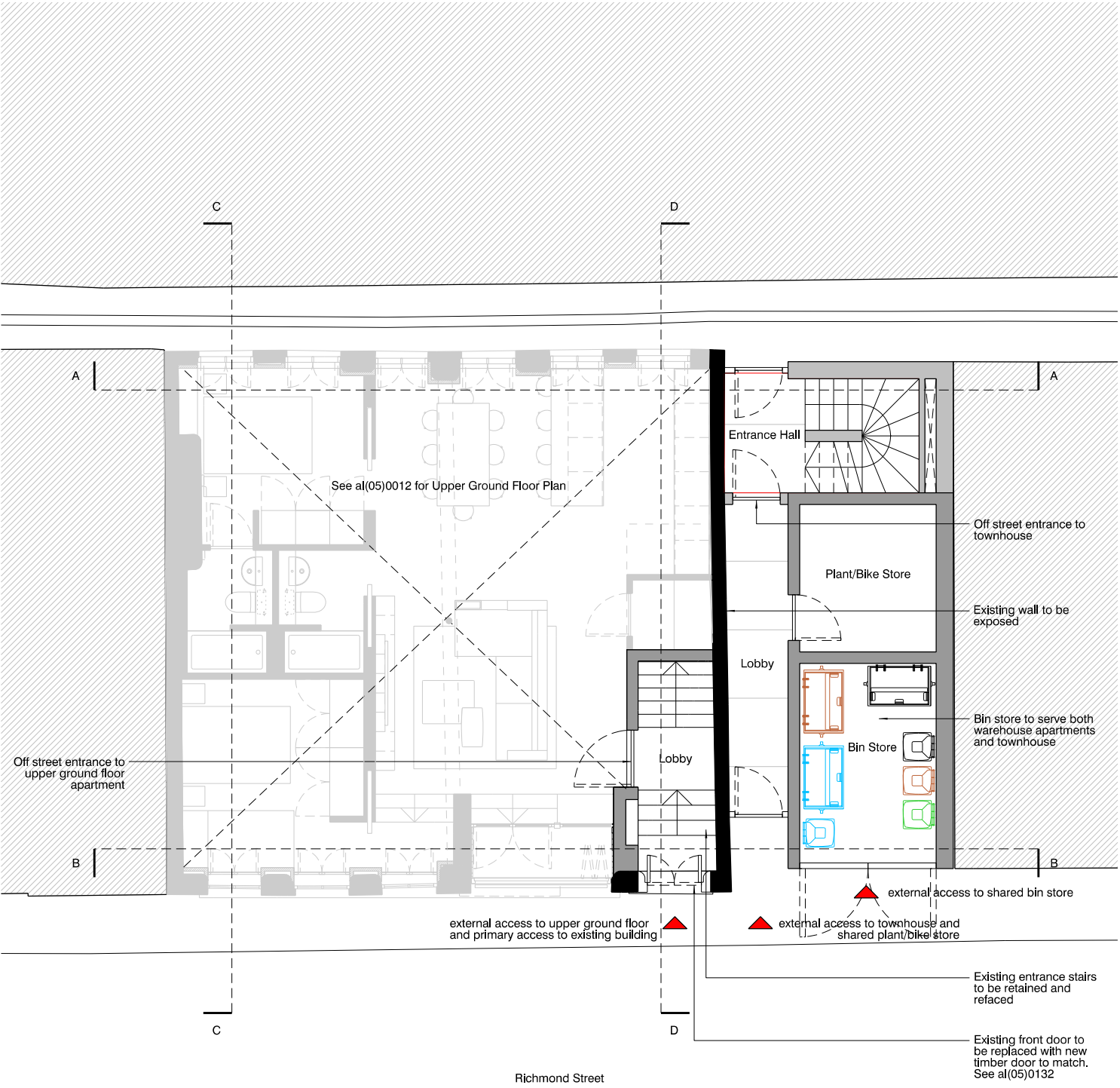


proposed plan

existing + proposed: ground floor plan



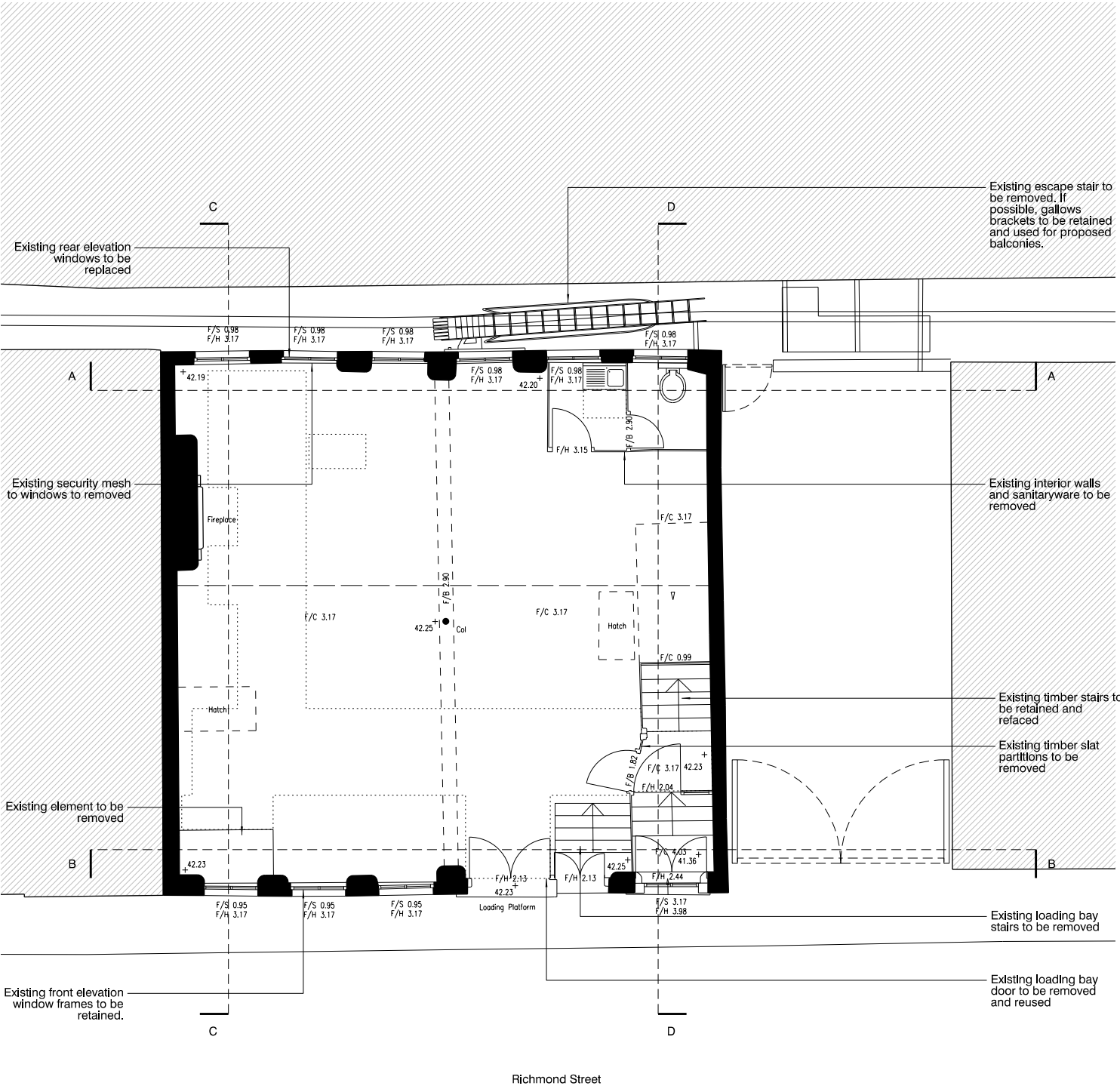
existing plan



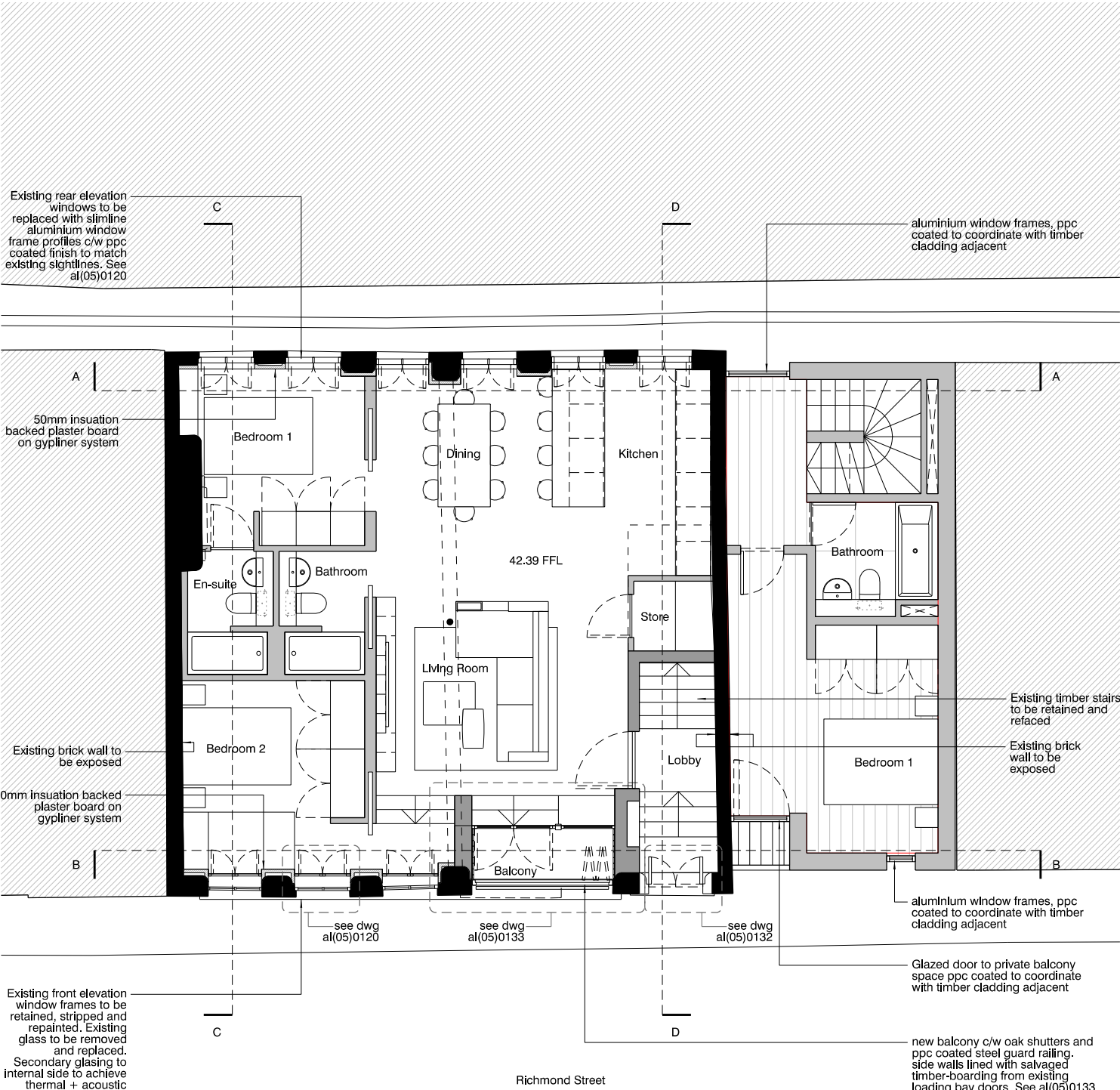
proposed plan

5.0 development principles

existing + proposed: warehouse upper ground floor + town house first floor plan



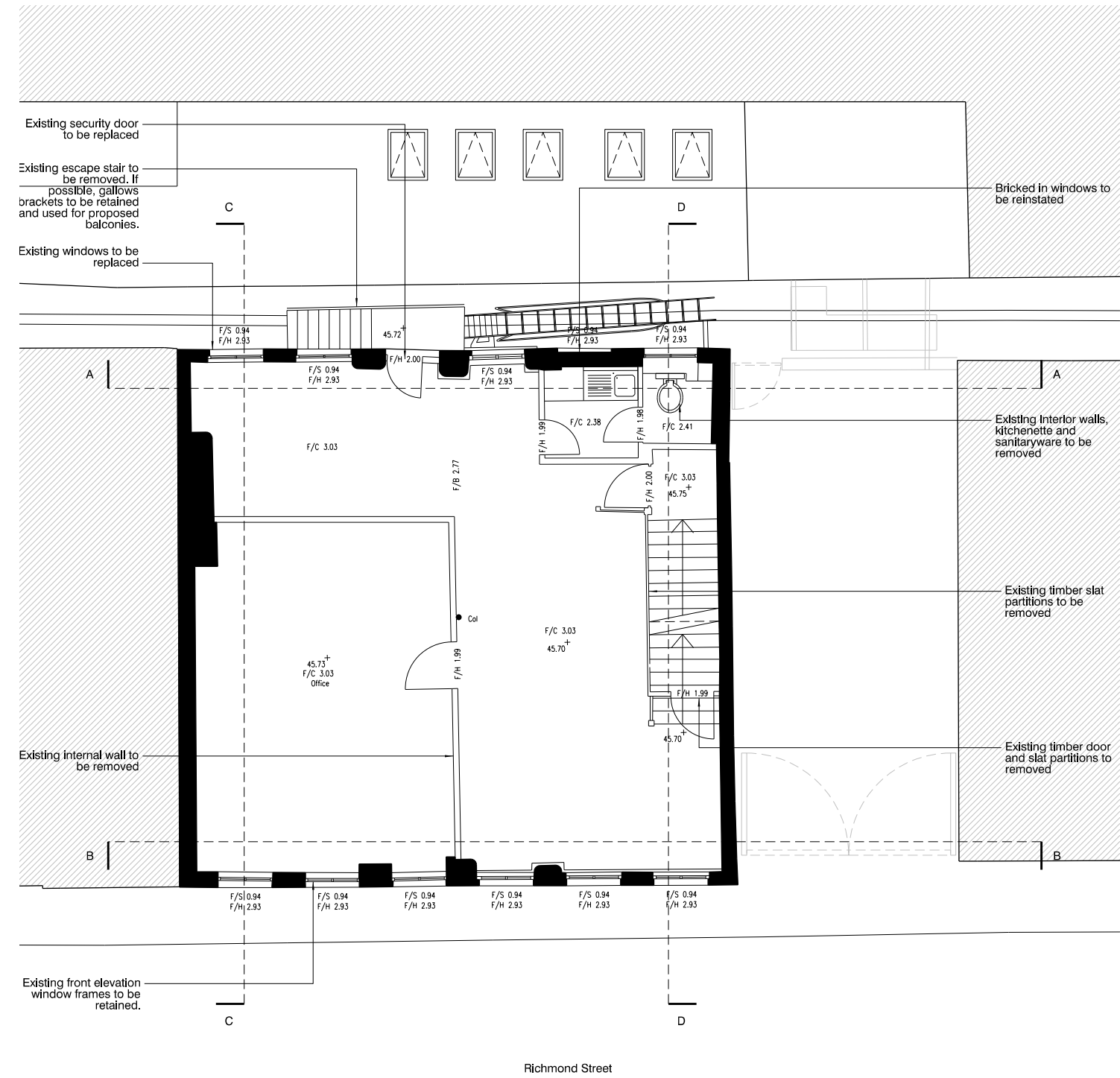
existing plan



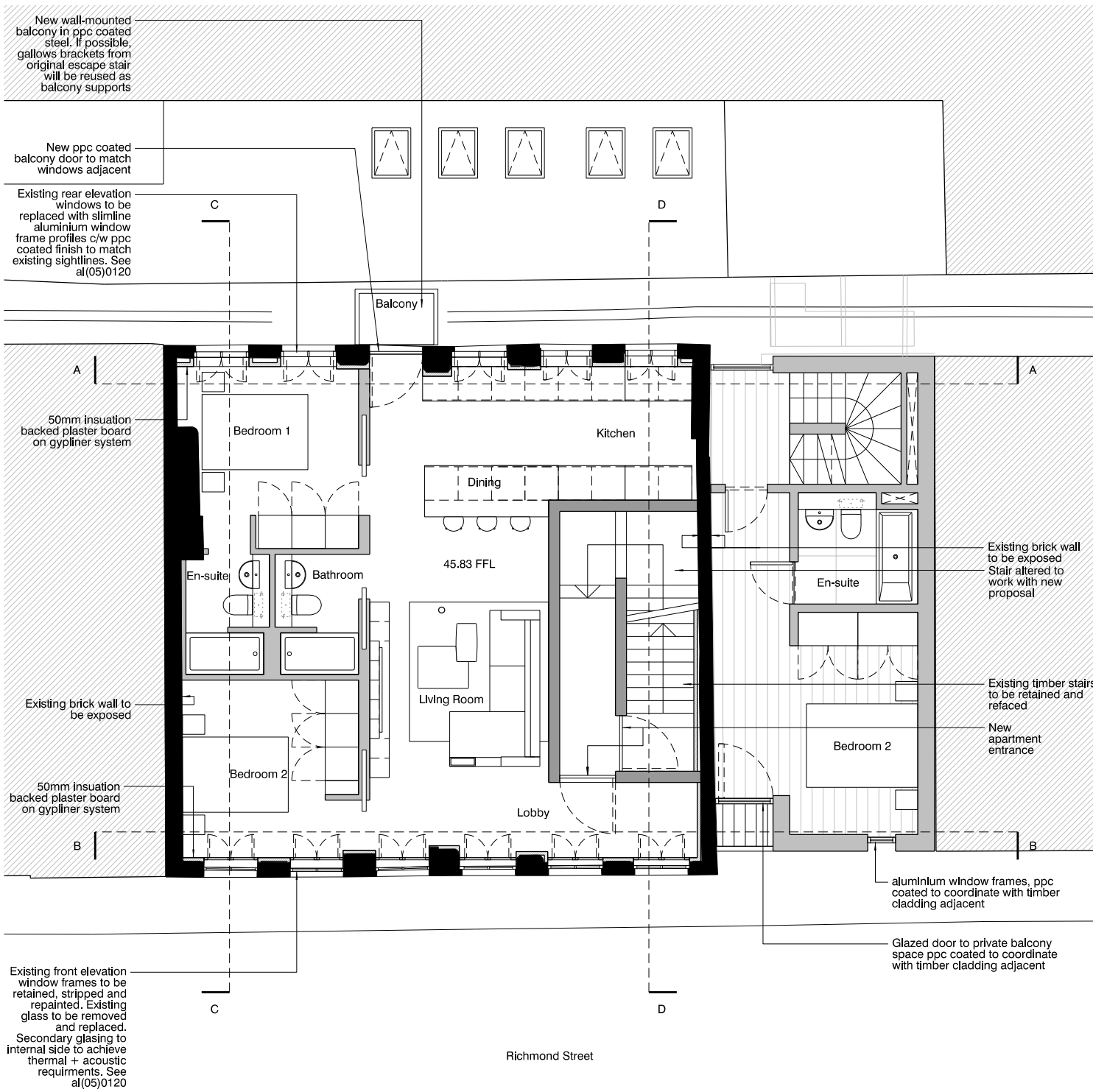
proposed plan

5.0 development principles

existing + proposed: warehouse first floor + town house second floor plan



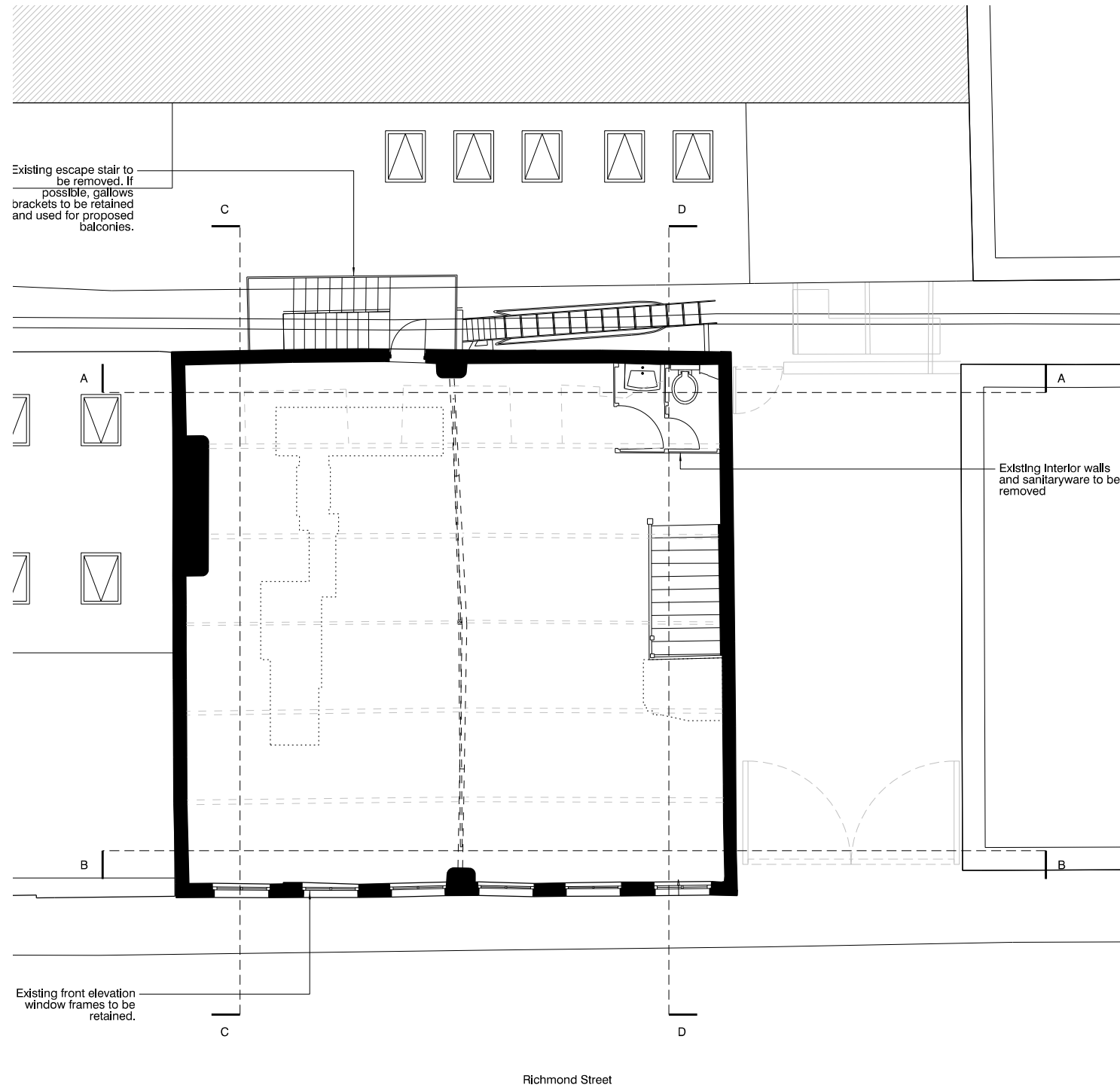
existing plan



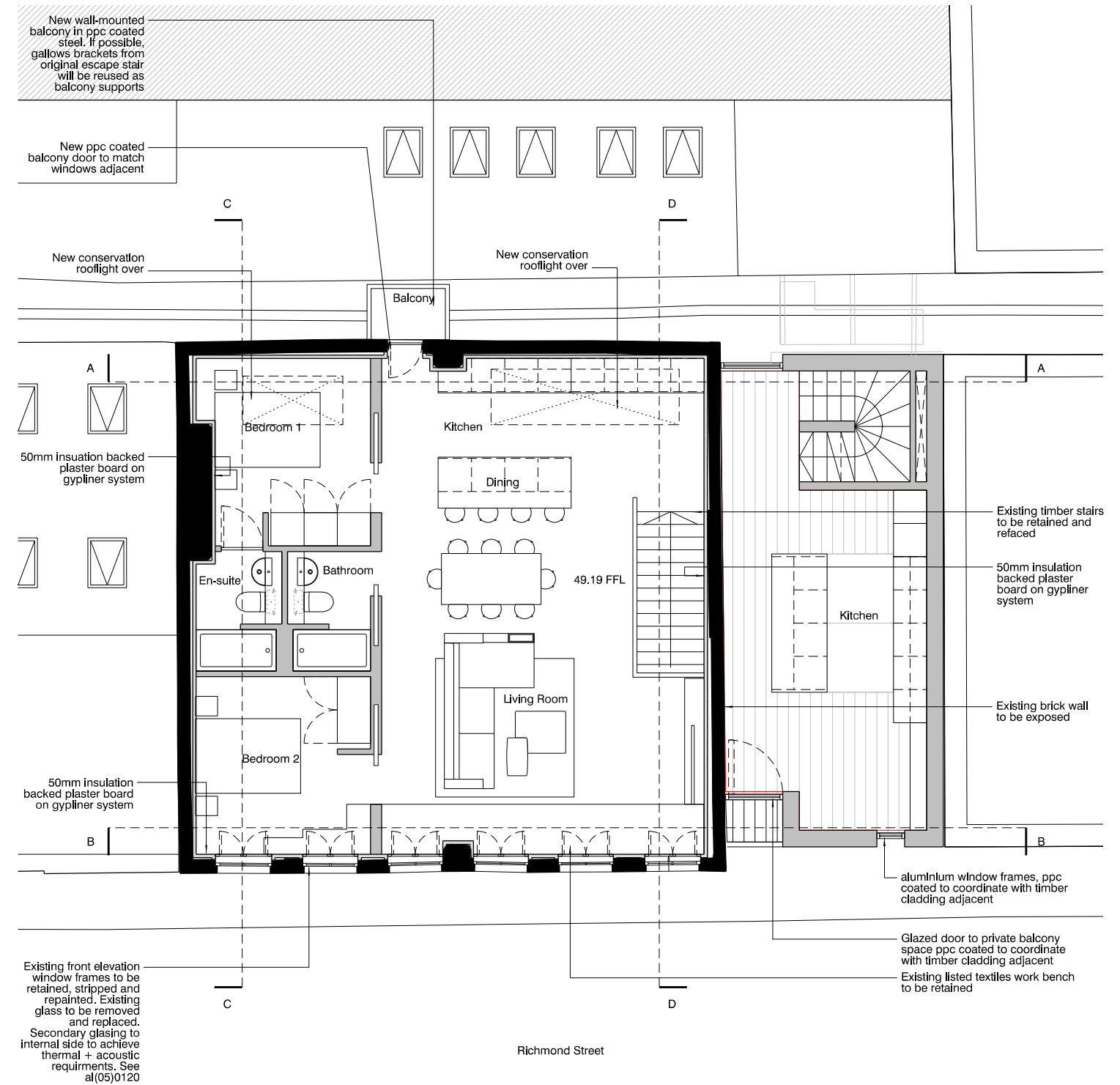
proposed plan

5.0 development principles

existing + proposed: warehouse second floor + town house third floor plan

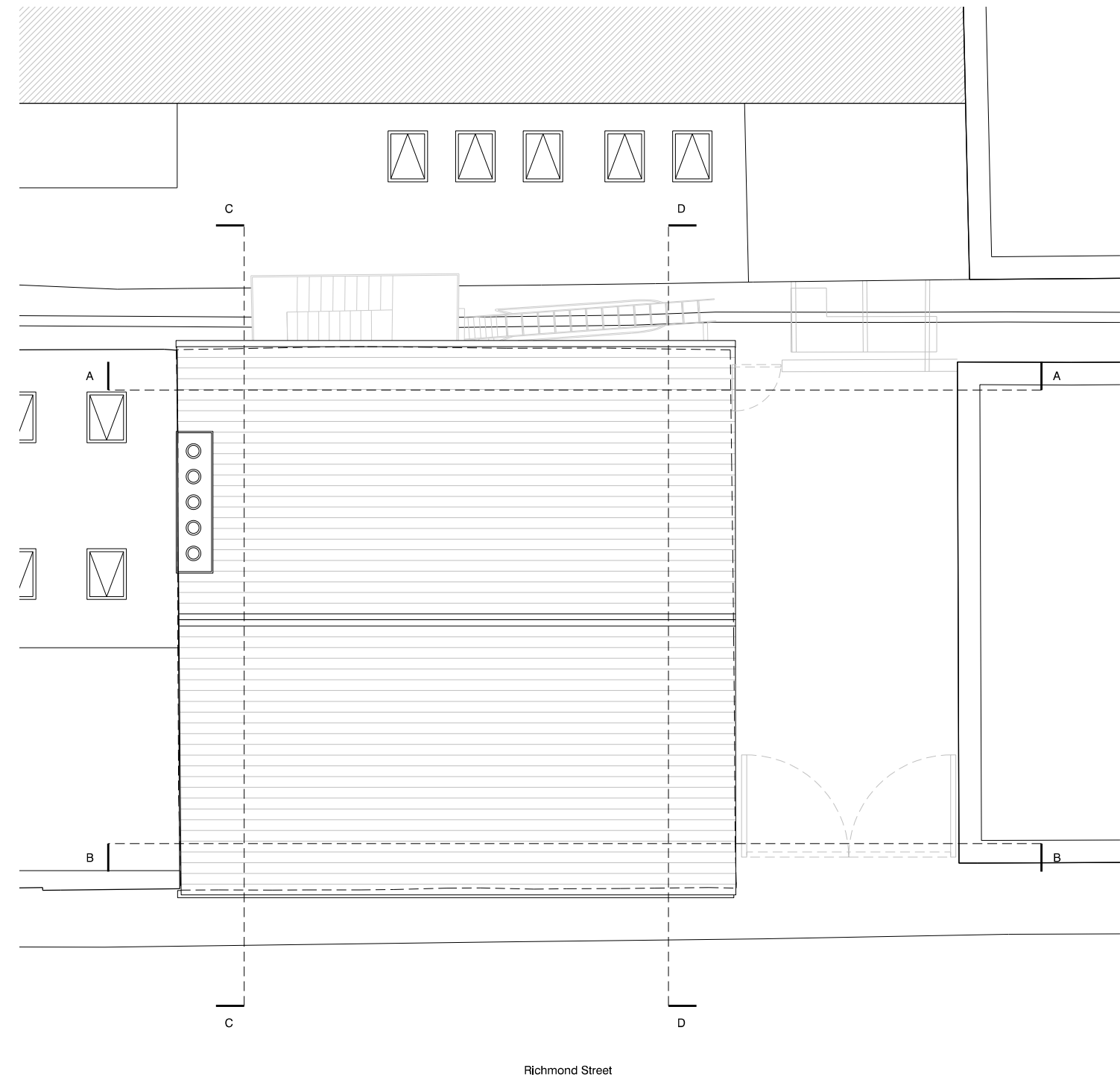


existing plan

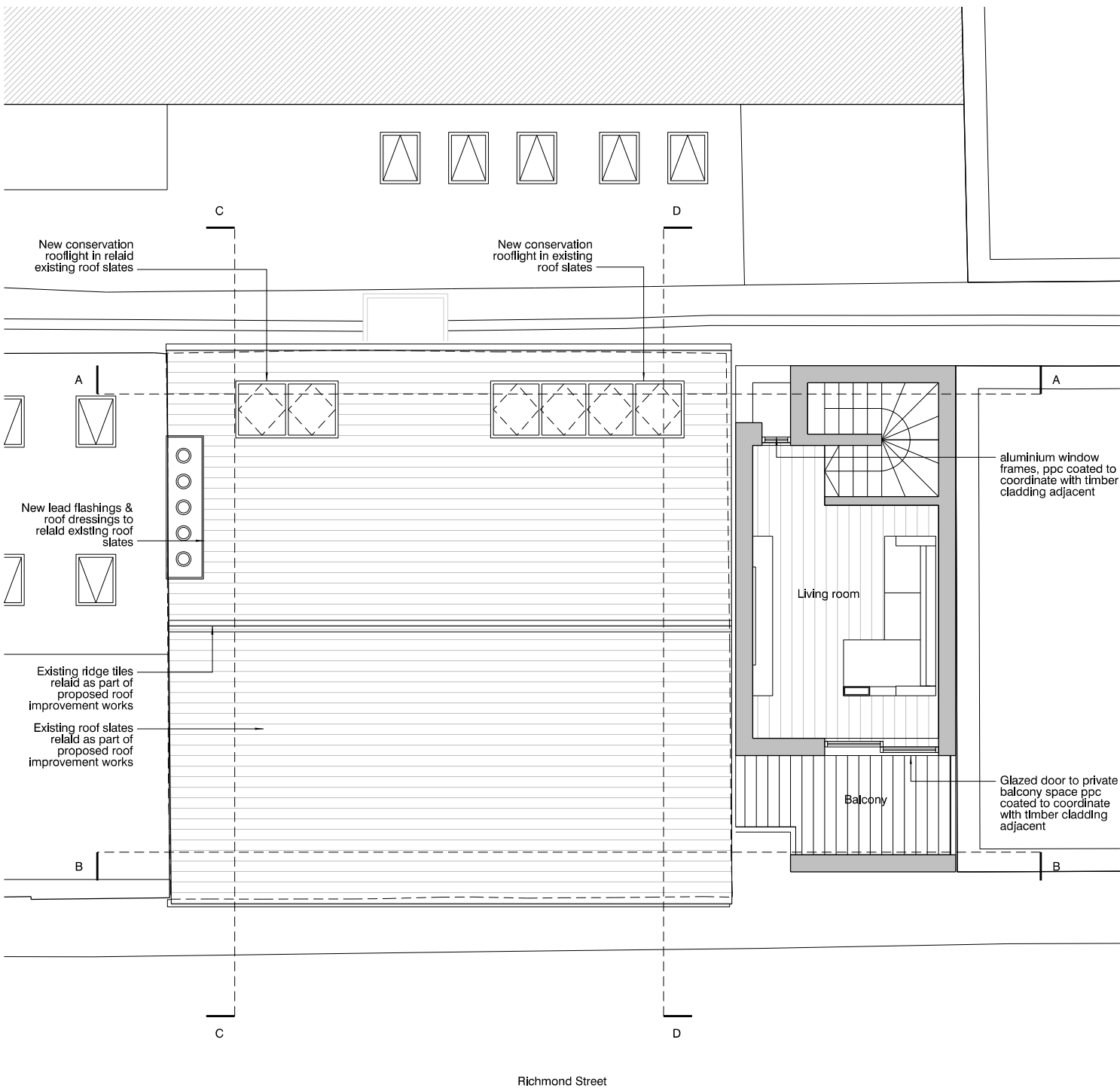


proposed plan

existing + proposed: warehouse roof + town house forth floor plan

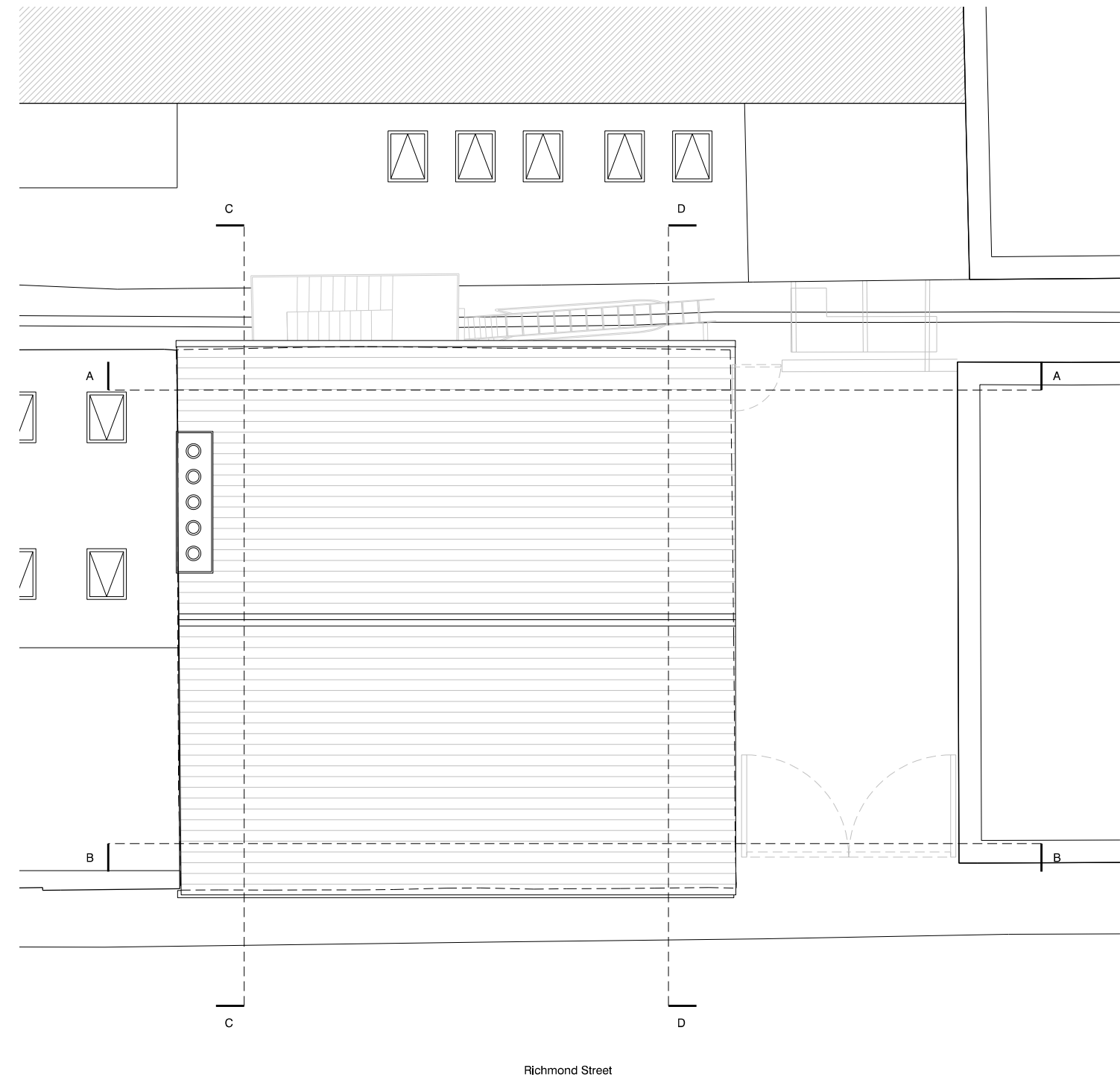


existing plan

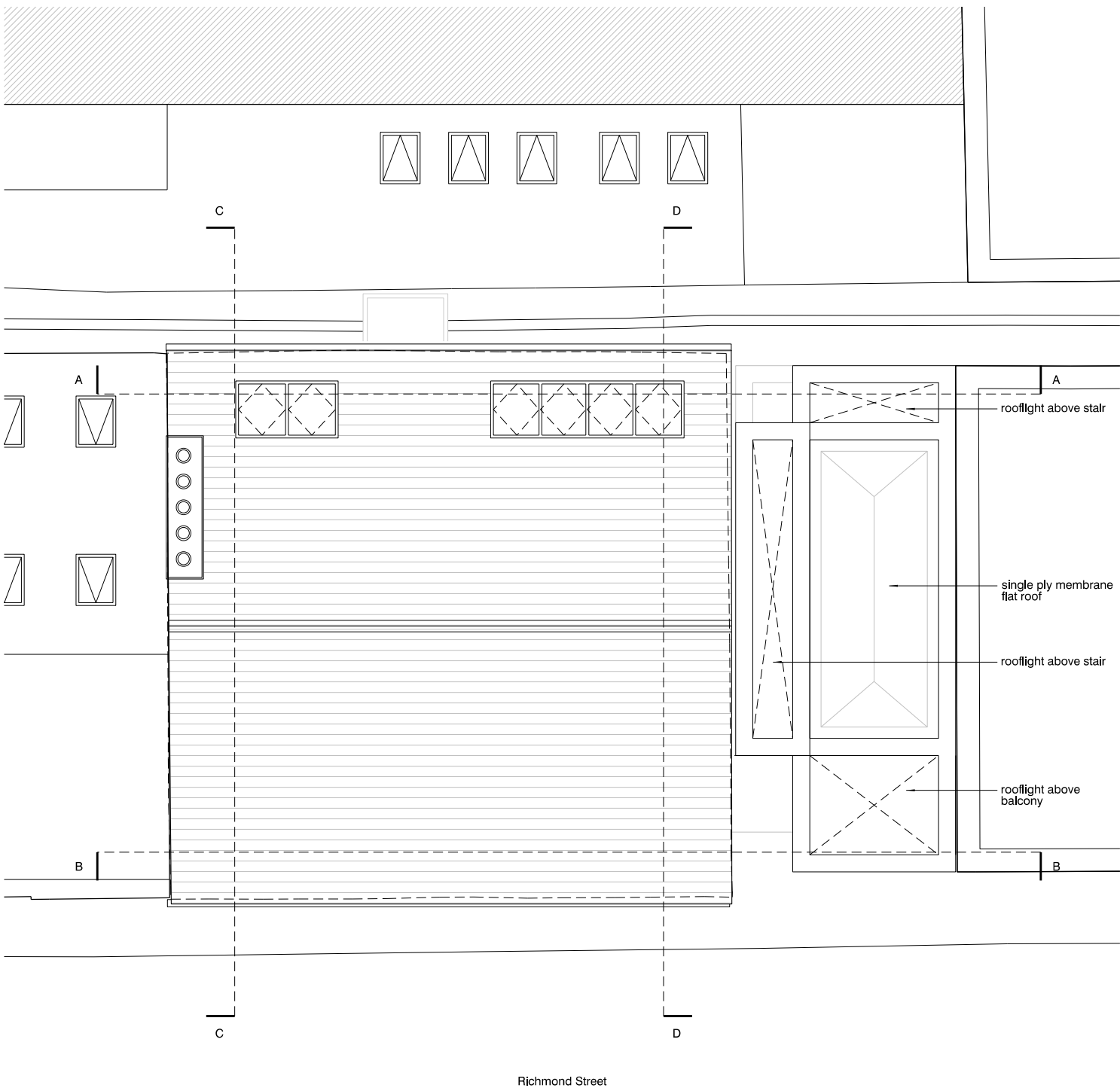


proposed plan

existing + proposed: warehouse roof + town house roof plan



existing plan



proposed plan

proposed elevations: Richmond Street



existing



proposed

proposed elevations: Abingdon Street



existing

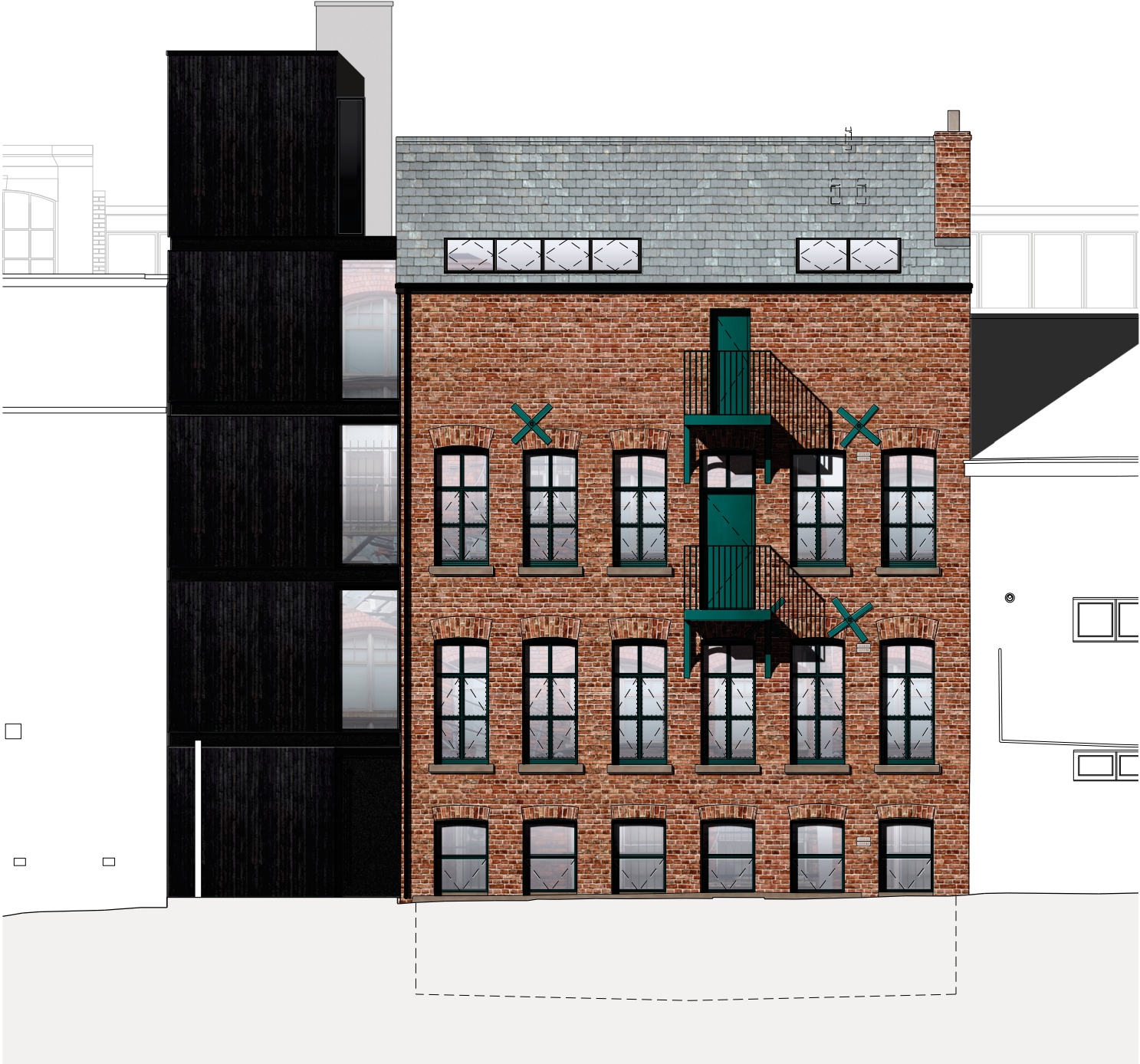


proposed

proposed elevations: Canal Street

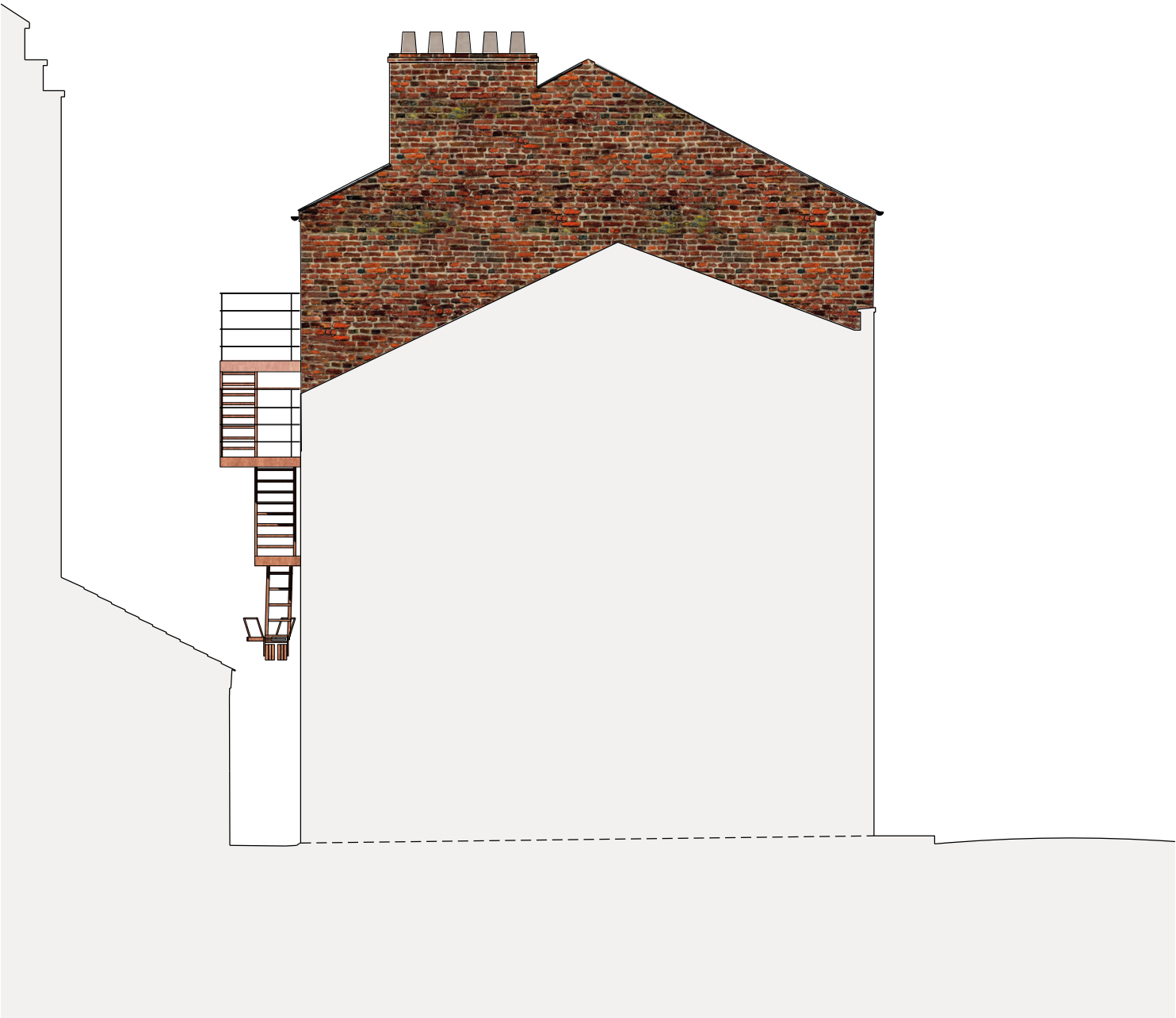


existing

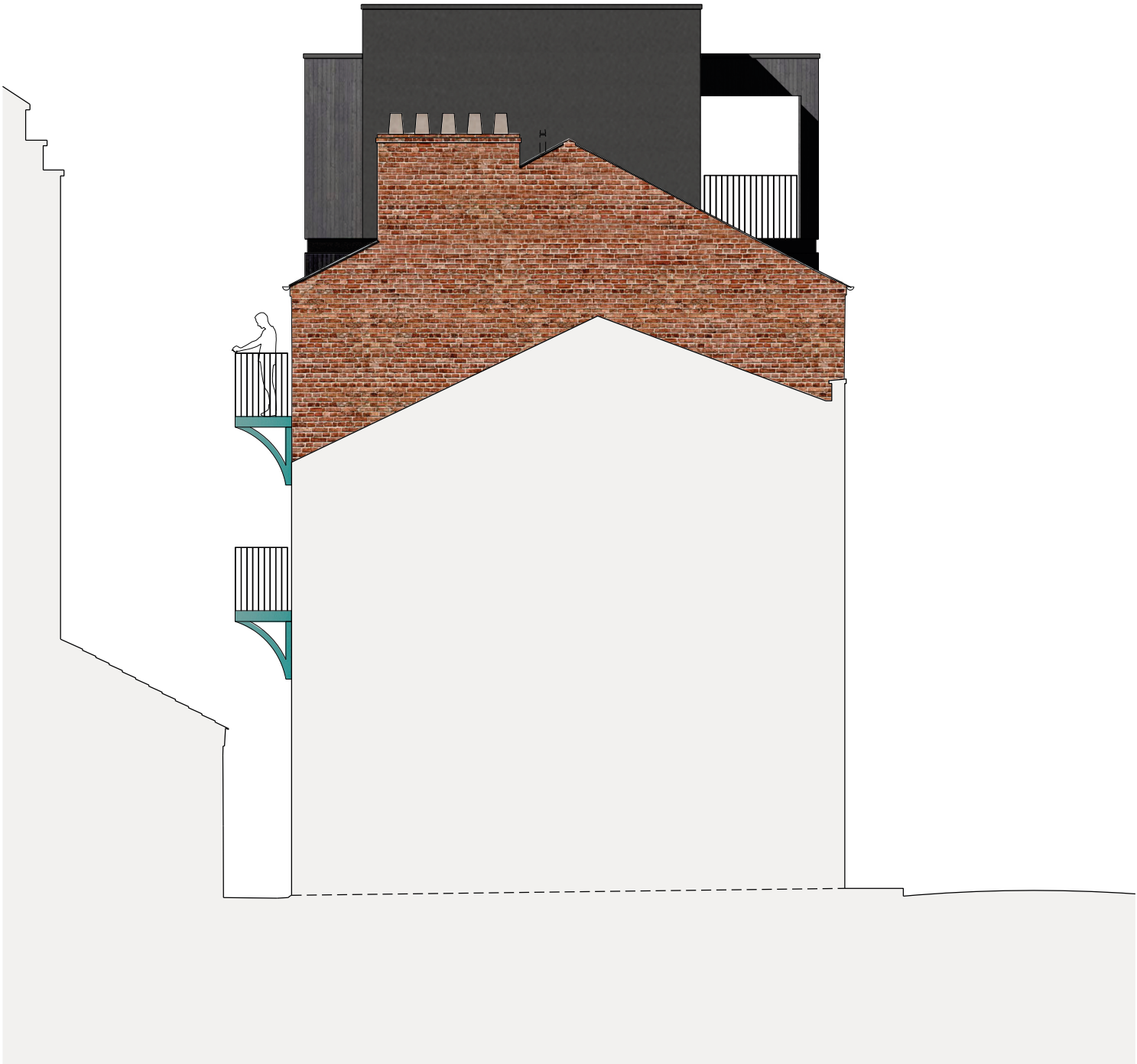


proposed

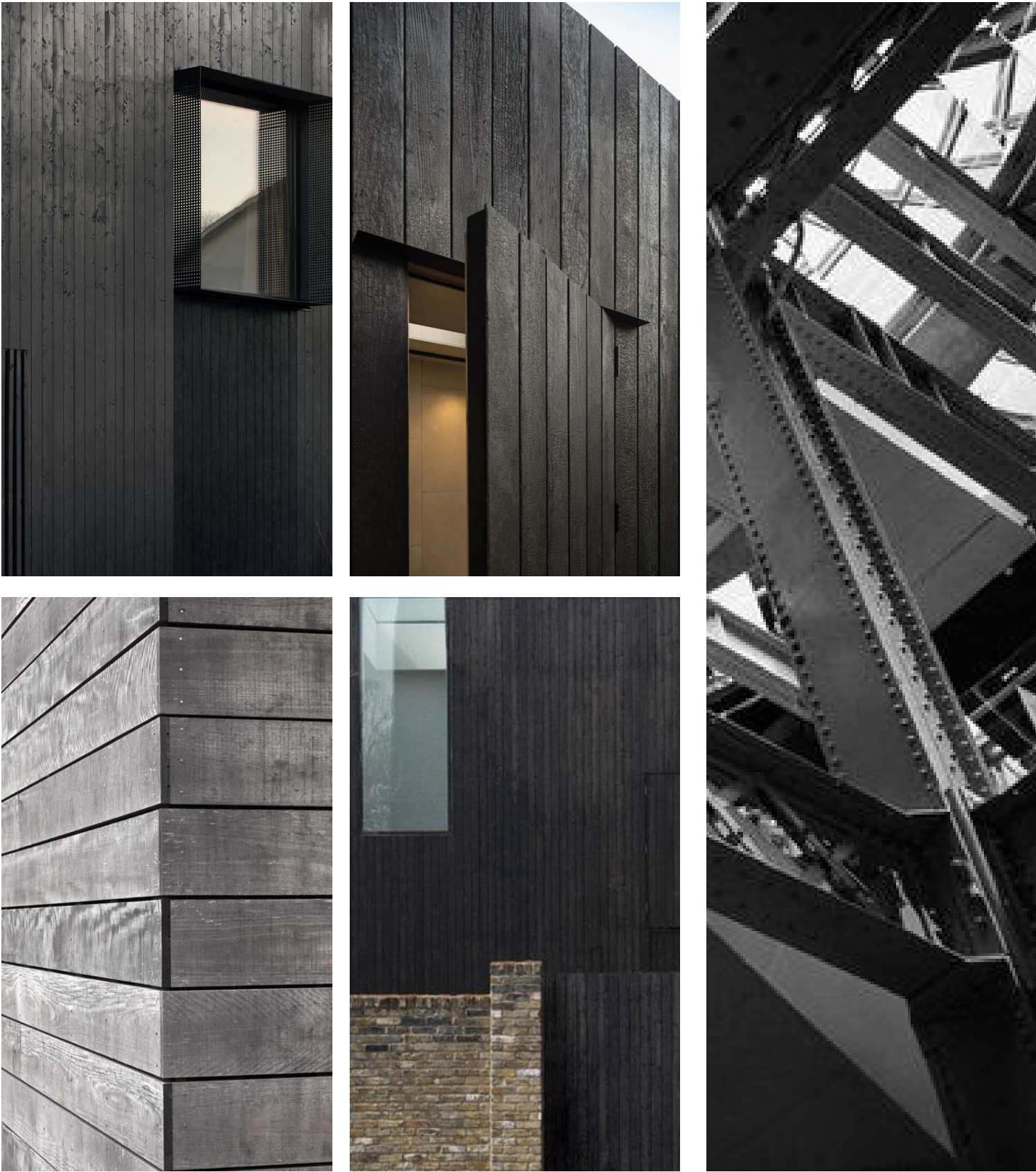
proposed elevations: Sackville Street



existing



proposed



massing development: elevation and material precedent

The concept for the townhouse is an abstraction of the old Victorian warehouse. It has been imagined that the brick façade has been peeled away and you are left with an exposed, lightweight steel frame. The negative space is then filled with blackened/char'd timber panels to emphasise the lightweight nature of the structure. The massing of the townhouse has been stepped away from the warehouse to give clear breathing space between the old and new while providing much needed outdoor balcony space.





massing development: elevation and material precedent

For the existing warehouse we have proposed a light touch to the existing facade. The facades brickwork will be repaired and re-pointed and the original windows will be retained on Richmond Street through the use of secondary glazing. The loading bay door will be used to line the inside of the proposed balcony in the opening left by the loading bay doors. The doors will be replaced in order to achieve required security standards in the same style as the original doors. The original green colour of the windows and doors which is integral to the character of the building will be used for all the new and existing windows and doors. The rear escape stair will be removed and replaced with balconies in keeping with balconies near by respecting the local vernacular.



proposed massing: view towards Princess Street

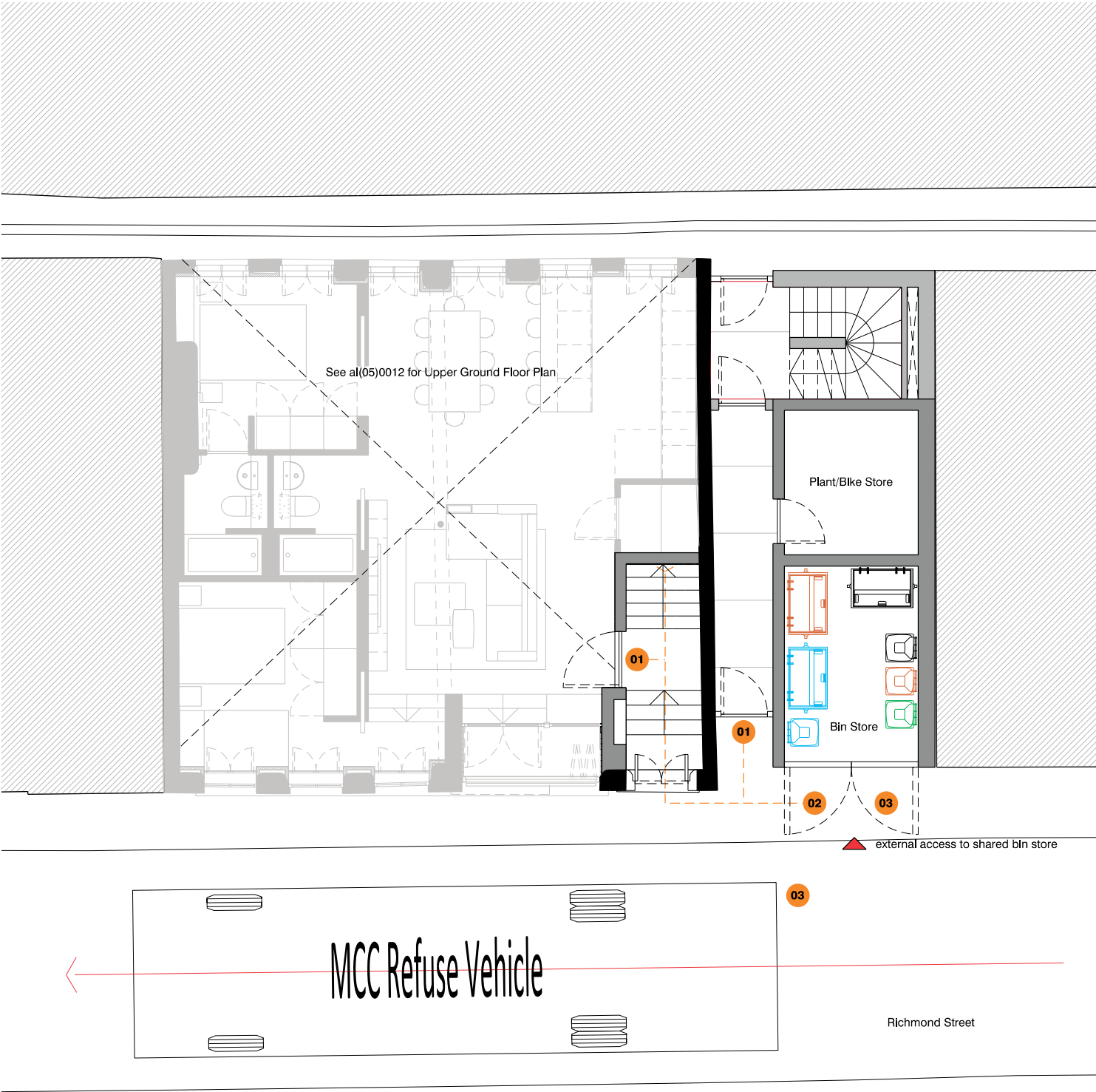


proposed massing: view towards Sackville Street



proposed massing: 2 point perspective of Richmond Street Elevation





- 01 Residents will transfer the waste from their apartment entrances to the refuse store which is located adjacent the development entrances.
- 02 Secure refuse store located at back of the pavement
- 03 Building management will be responsible for ensuring the large doors are open and clear of obstructions on collections. From this point the bins can be collected and loaded into the refuse vehicle.

general refuse

	660L continental trade
	140L wheeled container
	800L total

paper/card recycling

	660L continental trade
	140L wheeled container
	800L total

mixed recycling

	660L continental trade
	140L wheeled container
	800L total

food waste

	140L wheeled container
	140L total

Conclusion

The proposed development shall provide a restorative function to a depreciating heritage asset that has lain underused for several years. The street scene shall be positively enhanced, with the vacant infill plot complementing the height, scale, and massing of the existing character on the locality, providing additional natural surveillance to increase the security of users of the adjacent Gay Village and existing residents.

Set within a highly accessible urban location, the proposed renovation of an existing building and the erection of a new purpose built residential building on brownfield land shall provide additional dwellings that contribute to Manchester City Council delivering the required statutory housing targets, providing a use and design palette that befits the conservation area designation.

Validation Checklist

We would welcome the Council’s confirmation as to the supporting documents required to validate and progress a subsequent application. We would anticipate the following documents being necessary:

- Plans (Location Plan, Indicative Site Plan, elevations, and floor plans)
- Transport Assessment;
- Heritage/Archaeology Assessment;
- Construction Transport Management Plan;
- Design and Access Statement;
- Noise Impact Assessment;
- Planning Statement;
- Phase 1 Geo-Environmental Report;
- Flood Risk Assessment and Drainage Strategy

