



Paul Butler Associates

Planning, Development & Heritage Consultants

2 February 2023

Mrs Julie Roscoe
Head of Planning
Manchester City Council
Town Hall
Albert Square
Manchester
M60 2LA

FAO Jennifer Atkinson

22.1839

Dear Mrs Roscoe

Location: Former All Souls Rectory, Every Street, Manchester, M4 7DQ
Proposal: Application for minor material amendment to planning permission 113955/FO/2016 under section 73 of the Town and Country Planning Act 1990

Introduction

I am pleased to submit this application on behalf of McCaul Developments Ltd. The application involves minor material amendments to planning permission 113955/FO/2016 which was approved on 19 December 2016.

The full description of development approved under 113955/FO/2016 is as follows:

Erection of 4 storey building to form 10 apartments (Class C3) together with associated landscaping, parking and boundary treatment following the demolition of the former All Souls Rectory

The minor material amendments sought under this application relate to design changes to the permitted scheme. These changes are necessary to deliver improvements to the scheme's design and facilitate the delivery of the development by addressing buildability issues. Manchester City Council have previously confirmed that the planning permission has been commenced and therefore remains live.

Prior to the progression of this application the proposed changes were presented to the Council's planning officers and there was discussion on the key planning issues requiring consideration. The submitted proposals have been developed in response to the feedback received.

Proposed Revisions

A design brochure prepared by Ollier Smurthwaite Architects accompanies the application and sets out the changes proposed to the scheme which are compared against the approved drawings. Some of these changes are identified below.

31 Blackfriars Road, Salford, Manchester M3 7AQ

t. 0161 835 3530 e. pba@paulbutlerassociates.co.uk w. www.paulbutlerassociates.co.uk

Company no. 3398456. Registered in England and Wales as Paul Butler Associates Ltd

- Layout straightened to improve buildability.
- Removal of first floor overhang and stepped façade to north facing elevation to remove unnecessary structural elements. Depth to the façade is maintained with a series of recessed elements and brick detailing.
- Rationalisation of the building's core including changing the stair design and improving the efficiency of the circulation. This change also improves the travel distance to the bin store.
- The overall design has been simplified. Interest and articulation in the building's elevations will be created through the detailing around windows and use of high quality brickwork. A Furness Brick - Multi-red smooth face brick is proposed (Exact colour & spec TBC) and samples will be made available to the Council during the determination period.
- Fenestration patterns have changed to work better with subtle revisions to apartment layouts whilst sticking closely to the approved scheme and acknowledging the local styles and precedents. The overall fenestration has been slightly reworked with additional windows added to create a consistent rhythm across all facades. Window bays will be recessed and will utilise soldier course brickwork to subtly create interest. These elements will be set-back 215mm with brick soffits, and windows will be generously proportioned with subdivision into individual panes referencing this characteristic of industrial architecture found in the surrounding area. The proposed window specification is AliTherm Heritage window: <https://www.smartsystems.co.uk/product/132/alitherm-heritage>. Soldier course brick detailing will also be provided around the top of the building, together with areas of recessed brickwork to create further variation and interest.
- The use of terracotta/clay air brick vents is proposed, however detailed input from an M&E consultant regarding ventilation strategy has not yet been provided, therefore showing the vents on the building would be speculative and inaccurate.
- The previous approved scheme did not account for a lift overrun. In order to integrate this element within the overall scheme, various options have been considered for an adjusted roof design and these are presented within the submission drawings. The favoured approach comprises a shallow hipped roof which is a nod to the roof form of historic warehouse / mill buildings in the surroundings. The shallow hipped roof will have a sculpted and asymmetrical form and comprise metal standing seam to give a more contemporary aesthetic whilst referencing the industrial character. The top floor will comprise the same material for consistency and ensure they are visually 'read' as one element. The proposed roof design is considered to strike an appropriate balance between subtlety and being of design interest as a sculpted, moulded form, which harmonises well with the main building and does not 'overpower' the overall design. A views exercise has been undertaken showing how the revised building would be viewed in context. From these views it is demonstrated that the roof design has a limited presence within the streetscene and does not compete with the Grade II listed Former Church of All Souls.
- Rainwater goods have been recessed into the brickwork and are proposed to be aluminium.

- Brick walls are identified to the site boundaries. The existing brick boundary wall is retained, but with slight adjustments to suit proposed openings, and made good with new copings Railings top the wall around the parking area. The boundary treatment to the left of the sliding vehicle access gate has been lowered to provide increased visibility for drivers and pedestrians.
- There is a reduction of 1no. parking space with 5no. spaces now proposed (1no. dedicated disabled space is now provided). Each space will be provided with electric vehicle charging.
- 9no. cycle parking spaces are provided within the internal cycle store, with 1no. cycle parking space within the ground floor 1 bed apartment (10no. total).
- An internal bin store is provided which allows for refuse and recyclable waste. Bins will be collected by a private waste management company from Caterham Street. Bin doors open inwards and not outward onto the escape route.
- The accommodation mix is slightly altered with 2no. 2 bed apartments on the third floor replaced with 1no. 3 bed apartment; and 1no. additional 1 bed apartment provided at ground floor level. Importantly the overall number of units is unchanged.

It is important to highlight that there have been no fundamental changes to the previously approved scheme and the description of development and application site remain unchanged, with the scale / massing / form of the development consistent with the approval.

Variation of Conditions

It is proposed that the conditions of 113955/FO/2016 be amended as follows:

Condition 3: Amend condition to refer to the following submitted drawings:

- Drawing 909-A-001 G 'Proposed Site Plan'
- Drawing 909-A-002 G 'Proposed Ground Floor Plan'
- Drawing 909-A-003 F 'Proposed First and Second Floor Plan'
- Drawing 909-A-004 F 'Proposed Third Floor Plan'
- Drawing 909-A-010 D 'Proposed North Elevation'
- Drawing 909-A-011 D 'Proposed East Elevation'
- Drawing 909-A-012 D 'Proposed South Elevation'
- Drawing 909-A-013 D 'Proposed West Elevation'
- Drawing 909-A-030 B 'Proposed Part Section Elevation AA'
- Drawing 909-A-31 B 'Proposed Part Section Elevation BB'

Condition 5: This references a previous drawing which identified the cycle storage area. The drawing reference should be updated to refer to drawing '909-A-002G'.

Condition 9: This references the hard and soft landscaping scheme identified by previous drawings. The drawing reference should be updated to refer to drawing '909-A-001G'. Should further details of landscaping be sought then this can be requested by the amended condition.

Condition 12: This is a pre-commencement condition and relates to the provision of a construction management plan. It is understood that this condition has been discharged and the updated decision notice should refer to approved information (Note: due to the age of the condition discharge submission details are not available via the Council's public access).

Condition 16: Part a of this condition is pre-commencement and relates to the provision of a Preliminary Risk Assessment. It is understood that this condition has been discharged and the updated decision notice should refer to approved information (Note: due to the age of the condition discharge submission details are not available via the Council's public access).

Condition 17: This is a pre-commencement condition and relates to the provision of a scheme to dispose of surface water. It is understood that this condition has been discharged and the updated decision notice should refer to approved information (Note: due to the age of the condition discharge submission details are not available via the Council's public access).

Planning Analysis

The proposed changes are necessary to deliver improvements to the scheme's design and facilitate the delivery of the development by addressing buildability issues.

The design quality of the original scheme will be improved and the amendments will not in any way prejudice the provision of a high quality development that is in keeping with its surroundings, including the Grade II listed All Souls Church. Not only will the proposed changes allow for the scheme to be brought forward in a coordinated manner, but the changes will improve the amenity of future residents of the scheme with additional private amenity space being provided. Importantly, the changes will not result in any additional impact to the amenity of existing neighbouring residents.

The revised scheme allows for a more functional car parking layout and provides a dedicated disabled space, whilst all spaces will be provided with electric vehicle charging. Stores for bins and cycles are moved within the building which improves the appearance of the site.

In overview, the revised proposal is considered to represent a high quality addition and an enhancement in terms of design compared to the existing approval. The revised scheme also improves the efficiency, daylight / amenity for residents, and deliverability of the development.

Supporting Information

In addition to this supporting letter the following information has been submitted as part of this application:

- Completed Application Forms for 'Removal or Variation of a Condition following Grant of Planning Permission'
- Location Plan.
- Every Street, New Islington Minor Material Amendment document December 2022 (Revision D) prepared by Ollier Smurthwaite Architects.
- Drawing 909-A-001 G 'Proposed Site Plan'
- Drawing 909-A-002 G 'Proposed Ground Floor Plan'
- Drawing 909-A-003 F 'Proposed First and Second Floor Plan'
- Drawing 909-A-004 F 'Proposed Third Floor Plan'
- Drawing 909-A-010 D 'Proposed North Elevation'
- Drawing 909-A-011 D 'Proposed East Elevation'
- Drawing 909-A-012 D 'Proposed South Elevation'
- Drawing 909-A-013 D 'Proposed West Elevation'
- Drawing 909-A-030 B 'Proposed Part Section Elevation AA'
- Drawing 909-A-31 B 'Proposed Part Section Elevation BB'
- Drawing 909-A-041 'Roof Options Sheet 1 of 3'
- Drawing 909-A-042 'Roof Options Sheet 2 of 3'
- Drawing 909-A-043 'Roof Options Sheet 3 of 3'
- Drawing 909-A-044 'Design Detail Precedents – Roof Form Sheet 1 of 2'
- Drawing 909-A-045 'Design Detail Precedents – Roof Form Sheet 2 of 2'
- Drawing 909-A-046 'Design Detail Precedents - Fenestrations'
- Drawing 909-A-047 'Design Detail Precedents – Brickwork'
- Every Street Model Distant View 1
- Every Street Model Distant View 2
- Every Street Model View 1
- Every Street Model View 2
- Every Street View 1
- Every Street View 2
- Every Street View 3
- 14 x images of 3D model
- 2 x CGIs

A fee of £234 is payable with this application and will be paid on submission of the application via the Planning Portal.

We trust that the information submitted in support of the application is sufficient to enable its positive determination. However, if you require any further information please do not hesitate to get in touch. We look forward to working with you in progressing this application to determination.

Yours sincerely



Ralph Taylor BSc. MPLAN MRTPI
Associate Director