

Statement of Community Engagement

Larard's Still at 68-70 Oldham Street,
Manchester

August 2022

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1. Introduction

- 1.1 This Statement of Community Engagement (SCE) has been prepared by Turley on behalf of Jadebricks Manchester Limited ('Jadebricks'; 'the applicant').
- 1.2 This SCE forms part of a planning submission for the redevelopment of 68-70 Oldham Street, providing a new 117 room aparthotel with two new commercial units on Warwick and Spear Street.
- 1.3 Further details are provided in the accompanying technical reports submitted as part of the application. This SCE should be read alongside these other technical documents.
- 1.4 The SCE provides a detailed record of the consultation activities that have taken place, the feedback received during the consultation period and how this has been considered as part of the preparation of the submission.

Background

- 1.5 Jadebricks is bringing forward plans to deliver an aparthotel at 68-70 Oldham Street, Manchester.
- 1.6 The proposals include a new 117 room aparthotel with two new commercial units on Warwick and Spear Street. The proposals are being drawn up by SimpsonHough – Manchester based architects – with the proposed design retaining the original facades to Oldham Street and the existing Spear Street warehouse.
- 1.7 It is anticipated that construction could take place from summer 2023, with the new site functional from summer 2025.

Consultation activity overview

- 1.8 In order to engage on the proposed application submission, the project team delivered an engagement programme which included engagement and awareness raising with:
 - Manchester City Council officers;
 - Ward Councillors;
 - Historic England;
 - Local residents and site neighbours.
- 1.9 To ensure all groups had the opportunity to view and comment on the proposed plans a number of engagement methods were used, including:
 - Pre-application discussions with Manchester City Council officers.
 - Information shared with key local stakeholders, along with invitations to briefings and regular updates via email through the pre-application process;

- Distribution of promotional material including leaflets delivered to 810 addresses surrounding the site;
- Hosting a live public webinar for local stakeholders to engage with the presentation from the project team and ask questions; and
- Hosting a dedicated project website with various contact methods, including a Freephone telephone number and direct email address, Frequently Asked Questions (FAQs) section, registration form for updates and recording of the live webinar session.

- 1.10 To date, 272 users have visited the website generating a total of 1062 page views (www.larardsstillconsultation.co.uk). A total of 16 forms of feedback have been received, including three online feedback forms, four emails and nine webinar questions, which have all been considered.
- 1.11 All feedback received was taken into account and has been included in this report and summarised in Chapter 4.
- 1.12 In summary, the applicant considers that the pre-application engagement undertaken with the local community and stakeholders has been timely, meaningful and effective.

2. Policy Context

- 2.1 The applicant recognises that the National Planning Policy Framework (the Framework) places an emphasis on community involvement as an important part of the planning application process. To ensure the approach taken in the pre-application stages of this application is consistent with national and local guidelines, relevant policy was reviewed in full.
- 2.2 The Government's policy on community involvement is set out in a number of statutory and non-statutory documents, including the NPPF (2019) and the Planning and Compulsory Purchase Act (2004). Guidance is also provided in the Manchester City Council Statement of Community Involvement (2018)¹.

National Planning Policy Framework (2021)

- 2.3 The revised National Planning Policy Framework (July 2021) ("the Framework") sets out that the planning system should be a collective enterprise with the purpose of helping deliver sustainable development.
- 2.4 Paragraph 39 specifically promotes early pre-application engagement and the front-loading of consultation and explains that applications that can demonstrate effective pre-application engagement should be favoured over those that cannot. The purpose is to better coordinate public and private resources and help identify issues that can be resolved at the pre-application stage. In addition, paragraph 41 states that as a result, the outcomes for the community are improved and the planning system is able to function more effectively and efficiently.
- 2.5 As set out in this Statement, comprehensive community engagement has taken place prior to the submission of the planning application, in full accordance with guidance set out within the Framework.

Manchester City Council Statement of Community Involvement (2018)

- 2.6 The Planning and Compulsory Purchase Act (2004) requires Local Planning Authorities to produce a series of policy documents including a SCI. Manchester City Council sets out its expectations for pre-application engagement in its SCI from 2018.
- 2.7 For major applications, it is recommended that engagement includes such measures as:
- Letters sent to residents and businesses in nearby streets telling them what is proposed, how they can get more information and how they can give the developer their views

1

https://www.manchester.gov.uk/info/200074/planning/7538/statement_of_community_involvement#:~:text=On%2011%20June%202018%20the,make%20comments%20on%20planning%20applications

- Consultation events with the local community
- A dedicated website
- Coverage in local newspapers

2.8 The project team reviewed both national and local guidelines on pre-application engagement before creating a bespoke engagement strategy as detailed in Chapter 3.

3. Stakeholder and Community Engagement

- 3.1 The engagement strategy was developed with consideration of the Government's policy on community involvement and Manchester City Council's Statement of Community Involvement (2018), as detailed in Chapter 2.
- 3.2 Details of the stakeholder engagement and feedback are detailed under the sub-headings below.

Pre-application discussions with Manchester City Council Officers and Historic England.

- 3.3 The applicant and the development team met virtually and in person with planning officers at Manchester City Council on a number of occasions over the last 18 months. Alongside three meetings were held with Historic England, given the Site's location within a Conservation Area. This important engagement has influenced the design evolution described in the Design and Access Statement, submitted as part of the planning application.

Engaging with ward councillors

- 3.4 Prior to contacting local residents, the applicant contacted has had a number of productive discussions with the Piccadilly ward councillors over the course of 18 months and the feedback received from councillors helped to shape the proposals as they developed.
- 3.5 Cllr Sam Wheeler attended briefings on 23rd November 2020, 15th December 2020 and 12th November 2021. While Councillor Adele Douglas attended a virtual briefing on July 15th 2022.
- 3.6 As part of the briefing ward councillors were introduced to the project team, given a presentation covering an overview of the site, the upcoming prior approval application, the proposals for development and the planned consultation activity.
- 3.7 Ward councillors were sent a further update on July 16th 2022 to advise them of the launch of the consultation and to confirm the activity that was taking place during the consultation period.

Engaging with the community

- 3.8 Engagement with the community focused on distribution of a leaflet, hosting a project website, a live public webinar and FAQs in response to the key themes / questions asked. Further detail on these activities and feedback are summarised below.

Media coverage

- 3.9 Media coverage on the scheme following the launch of the public consultation was received from [The Business Desk](#), [Manchester's Finest](#), [Serviced Apartment News](#) and [Place North West](#).

Leaflets

- 3.10 To raise awareness of the proposed development and the consultation within the local community, an information leaflet was distributed to local residents and businesses.
- 3.11 The leaflet provided a summary of the proposals and directed people to the project website in order to find out more, provided details of the public live webinar and advised on the mechanisms available to provide their feedback. A Freephone telephone number was also included for those unable to access the internet.
- 3.12 A copy of the leaflet is included at **Appendix 1**.
- 3.13 Leaflets were sent to neighbouring addresses (810 addresses) on 18th July 2022. This area can be seen in **Figure 3.1** overleaf.

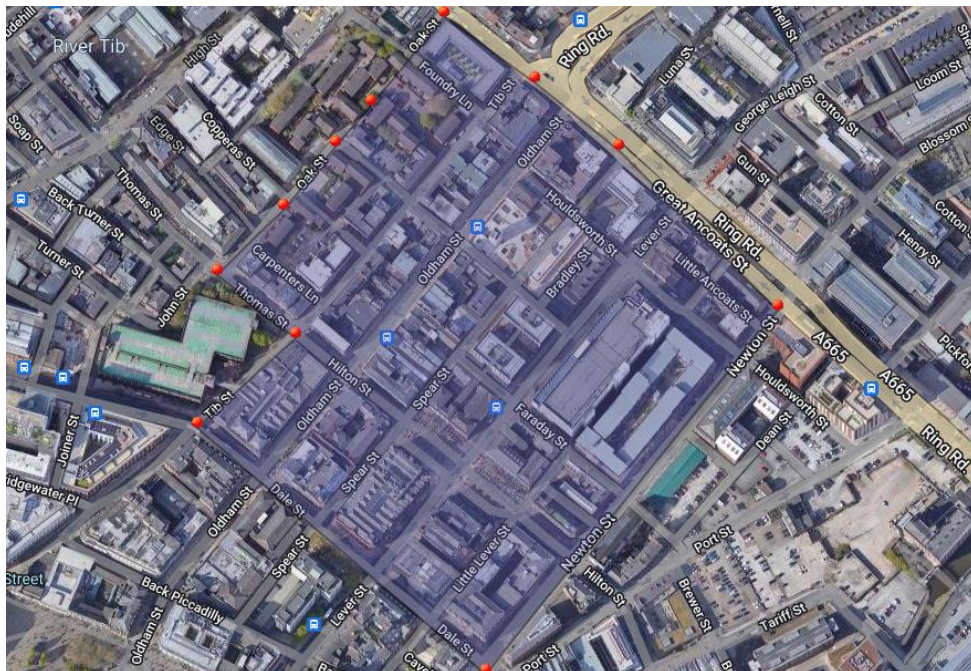


Figure 3.1 – Leaflet distribution area

Consultation website

- 3.14 A dedicated project page was held on larardsstillconsultation.co.uk which included details of the proposals, the webinar and illustrative plans – along with contact methods for the consultation project team, which included an email address, Freephone consultation number and the ability to register for email updates.
- 3.15 To date, the consultation webpage has received a total of 272 unique users, generating a total of 1062 page views.
- 3.16 Detailed screenshots of the website are included in **Appendix 2**.

Live public webinar

- 3.17 A live public webinar was held on Monday 25th July at 6pm.

- 3.18 The webinar included a presentation to take attendees through the details of the proposals, along with a live Q&A session where members of the technical team responded to questions.
- 3.19 3 people registered to attend the event, and 1 zoom account joined the event with nine questions.
- 3.20 A recording of the webinar was added to the project website following the event for those that were unable to attend. A further 26 people viewed the recording.
- 3.21 The feedback received during the webinar is set out in Chapter 4.

4. Consultation Feedback

- 4.1 A total of 16 forms of feedback have been received, including three online feedback forms, four emails and nine webinar questions, which have all been considered.
- 4.2 The responses received have been summarised by theme in **Table 4.1** below. The themes have been set out in alphabetical order and not order of importance.

Table 4.1 – Summary of feedback

Theme	Summary of feedback
Building specification	It was asked what an aparthotel is, and whether there are any in Manchester at the moment.
CGIs	Three people asked if there were any further visuals available, showing the full height of the building.
Commercial units	One person queried what type of businesses would be located in the commercial units. Another asked if there was an opportunity for a 'pavement café' to open up Warwick Street, wrapping around to a canopy on Oldham St and Spear St. Two other respondents enquired about the possibility of letting the spaces and dates of operation.
Cycle storage	It was asked whether there are any plans for cycle storage.
Design	It was queried whether there were to be 5 floors fronting Oldham Street which is stepped back to nine floors at the back of the development, or whether it was just 9 floors at the front of Oldham Street. There were concerns that if it was the latter, it would 'over power' its neighbours.
Local residents	One local resident said they didn't want more building work and short-term stays in the area.
Noise pollution	Someone queried whether noise pollution coming from The Castle Hotel next door had been considered in terms of sound proofing.
Programme	It was asked when the planning application is due to be submitted.
Shadow casting	One neighbouring building owner queried whether a shadow casting study has been undertaken.
Site name	One person queried why the name 'Larard's Still' has been chosen for the site.
Site neighbours	Someone asked whether the residential buildings adjoining the site on Warwick St / Oldham St will be complete before work commences on site.

Spear Street	One respondent commented that activating Spear Street would be a positive thing, as 'it's not somewhere I'd like to go down at night at the moment'.
Spear Street traffic access	One neighbouring business owner asked for assurances that vehicles would still be able to access the loading bays on Spear Street.
Sustainability	It was asked whether there would be any sustainable features in the new building.

5. Applicant's Response

- 5.1 All of the feedback received as part of the consultation has been considered during the evolution of the plans. Where respondents have contacted the project team through phone calls and emails, these have been responded to directly as well as below.
- 5.2 The Applicant's response to the key comments raised is summarised below in **Table 5.1**.

Table 5.1 – Applicant's response

Theme	Summary of feedback	Applicant's response
Building specification	It was asked what an aparthotel is, and whether there are any in Manchester at the moment.	An aparthotel is a serviced apartment complex that offers guests similar services to a hotel including housekeeping and on-site services. It is suited to guests staying for longer periods of time, such as business travellers, as well as larger groups or families. The rooms are intended to offer a home-from-home experience with hotel luxuries at affordable prices. We are not proposing a bar as part of the aparthotel however the building will be open to the public and there will likely be the opportunity to have a coffee or hold meetings in the space. There are some other similar aparthotel schemes in Manchester, though none close to the site.
CGIs	Three people asked if there were any further visuals available, showing the full height of the building.	Further visuals showing the full height of the building have been added to the consultation website and additional material will be contained in the application.
Commercial units	One person queried what type of businesses would be located in the commercial units. Another asked if there was an opportunity for a 'pavement café' to open up Warwick Street, wrapping around to a canopy on Oldham St and Spear St. two other respondents enquired about the	We are proposing two units on Warwick Street and Spear Street as part of the development. We have not spoken with potential occupants at this stage but we believe these would be perfect for small local businesses or start-ups. It is premature to consider

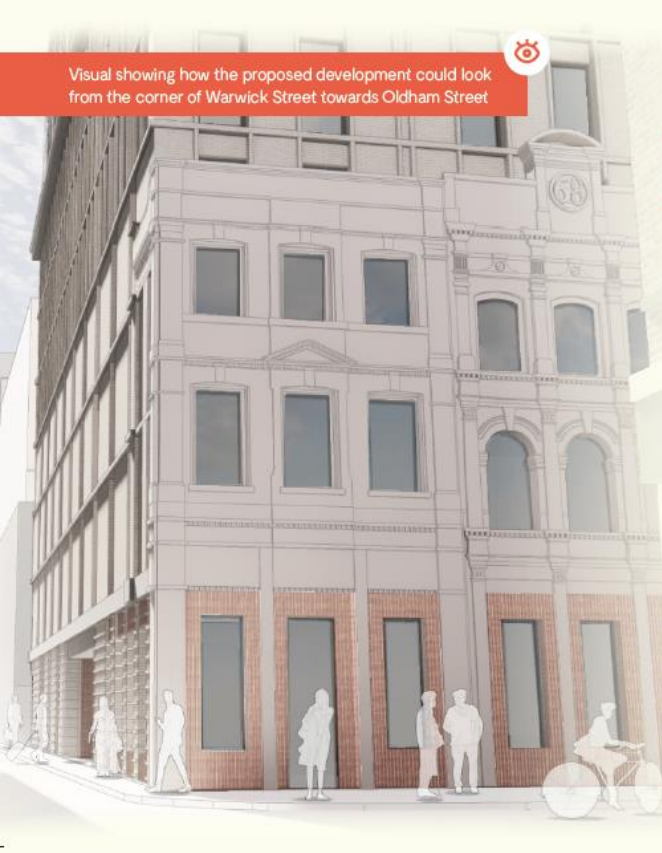
	possibility of letting the spaces and dates of operation.	whether an element of this could extend to pavement café.
Cycle storage	It was asked whether there are any plans for cycle storage.	Bike storage and electric charging facilities will be provided to encourage active and sustainable travel. 12 cycle spaces will be provided for staff within the building.
Design	It was queried whether there were to be 5 floors fronting Oldham Street which is stepped back to nine floors at the back of the development, or whether it was just 9 floors at the front of Oldham Street. There were concerns that if it was the latter, it would 'over power' its neighbours.	The proposed building would be up to 10 storeys in height, but stepping up to this level, with lower heights adjoining the Oldham Street frontage. The stepped roof would reduce the massing and it is considered that the balance of benefits, and the need to create a viable scheme, justify this scale of development. The TVIA demonstrates that there will be no sense of 'overpowering' the neighbouring buildings, given the city centre context.
Noise pollution	Someone queried whether noise pollution coming from The Castle Hotel next door had been considered in terms of sound proofing.	A full noise assessment has been undertaken, informed by site survey, and appropriate mitigation identified which can ensure an acceptable environment.
Programme	It was asked when the planning application is due to be submitted.	The application has been submitted to Manchester City Council in August 2022
Shadow casting	One person queried whether a shadow casting study has been undertaken.	A daylight assessment has been undertaken and accompanies the application.
Site name	One person queried why the name 'Larard's Still' has been chosen for the site.	The name Larard's Still has been taken from a pub which was located on the site in the 19 th Century. We are keen to retain the existing heritage of the site wherever possible, so were keen to incorporate this name into our proposal.
Site neighbours	Someone asked whether the residential buildings opposite will be complete before work commences on site.	The residential buildings opposite will be complete before work commences on site.

Spear Street traffic access	One neighbouring business owner asked for assurances that vehicles would still be able to access the loading bays on Spear Street.	The loading bays on Spear Street will not be affected.
Sustainability	It was asked whether there would be any sustainable features in the new building.	By retaining the existing Spear Street warehouse and 68 and 70 Oldham Street, embodied carbon will be significantly reduced. Modern methods of construction will be used to further reduce environmental impacts and low / zero carbon technology will be used when the building is in operation. The Sustainability Statement and Environmental Standards Statement accompanying the application sets out the proposed approach to ensuring a sustainable development.

6. Conclusion

- 6.1 The Applicant has undertaken a comprehensive process of application consultation with key stakeholders and the local community.
- 6.2 As a result of the engagement process, the project team has gained a better understanding of the local context and increased awareness of the proposals.
- 6.3 The applicant considers that the pre-application engagement undertaken with the local community and stakeholders has been timely, meaningful and effective.

Appendix 1: Consultation Leaflet



Visual showing how the proposed development could look from the corner of Warwick Street towards Oldham Street

Larard's Still

Northern Quarter

Manchester based developer **Jadebricks** is bringing forward plans to breathe new life into a site in the Northern Quarter.

Larard's Still would provide a new **aparthotel** with around 117 rooms and **two new commercial units**, suitable for smaller businesses or start-ups.

The proposed design retains the historic fabric of 68 and 70 Oldham Street and the existing Spear Street warehouse, and these buildings will be knitted together with modern construction which will add to the existing streetscape and surrounding area. We are consulting on plans now and would love to know **your thoughts**.

You can view details at www.larardstillconsultation.co.uk and we are holding a webinar on Monday July 25th at 6pm. Further details are on the reverse of this card.

How can I find out more and share my thoughts?

We are preparing a planning application, which will be submitted to Manchester City Council in the coming months. We would love to know what you think of the plans as we finalise the designs.

We will be holding a webinar and Q&A session on:

Monday 25th July 2022 at 6pm

You can register for the webinar and find out more information on the proposals by visiting our consultation website www.larardstillconsultation.co.uk

You can also contact us via:



Freephone consultation number **0808 1688 296**



Email the team contact@larardstillconsultation.co.uk

We would be grateful for your feedback by **Friday 29th July 2022.**



Appendix 2: Consultation Website screenshot

Consultation Website

Larard's Still
Northern Quarter

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Visual showing how the proposed development could look from the corner of Warwick Street towards Oldham Street

Welcome

Manchester based developer, Jadebricks, is bringing forward plans for a new aparthotel and commercial units in a key part of the northern quarter.

The proposals will breathe new life into a key Northern Quarter site, retaining existing buildings and providing a new modern building which will contribute to the character of the area. The plans will activate the streetscape, complement the vibrant mix of businesses in the area and look to increase footfall to Stevenson Square and beyond.

This website provides details of our proposals and invites you comment on the plans before a planning application is submitted to Manchester City Council in the coming months.

Watch our webinar

We recently hosted a digital information sharing webinar. If you were unable to join this webinar, you can watch a recording of this session in the video below.



You can also contact us via:

contact@larardstillconsultation.co.uk

0800 1888 296

About the developer

Jadebricks is a Manchester based developer. Its team has extensive local knowledge and experience of providing high-quality developments throughout the city.

Over the past 18 months the team has been engaging with local stakeholders, including Historic England. These conversations have helped to inform the design proposals. We are now at a stage where we would like to share the plans with the wider public and are seeking feedback on the proposals.

We are committed to engaging with local stakeholders and residents to ensure that our plans complement the local area and benefits those who live and work nearby.

What people are saying about the proposals

Mike Bathurst for Jadebricks, said:

"I have been working in Manchester city centre for many years now and it is an honour to bring forward a scheme in this part of the Northern Quarter."

"Throughout the development of our scheme we have put particular effort into securing as much of the heritage of the existing building as we can, while also ensuring that we do so in an environmentally friendly way and it is very satisfying that we have been able to achieve this to such a significant degree."

"We're delighted to be bringing forward these exciting plans that will breathe new life into this important site in the Northern Quarter."

[Find out more about the site](#)

QUICKLINKS

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- [Design proposals](#)
- [Our plans](#)
- [Consultation](#)

CONTACT US

 contact@larardstillconsultation.co.uk

 0800 1888 296

The site

The site is located in the Northern Quarter and comprises several buildings; 68 – 70 Oldham Street and 61 Spear Street. It is located within the Stevenson Square Conservation Area and is close to the boundary of the Smithfield Conservation Area.

What is the history of the site?

Historic maps suggest that the original buildings on the site date back to the 18th century, however it is likely that the current buildings on the site were introduced during the late 19th century for commercial purposes. Neither building located on the site is listed however, the site is close to existing listed buildings including the Castle Hotel and 105 Oldham Street.

Over time, the Oldham Street buildings have fallen into disrepair and are in need of considerable investment to bring the full site back into active use. The existing warehouse building on Spear Street is in comparably better condition. It is currently occupied but the existing tenants are moving to a new premises in Manchester.

This provides an opportunity to bring the whole site back into active use, retaining existing buildings where possible, incorporating them into a new high quality development and new use for the site.



Site location plan - click to enlarge



Current site images - click to enlarge

Find out more about our design proposals

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0808 1688 296



Visual showing how the proposed development could look from Oldham Street looking towards Great Ancoats Street

Design proposals

The plans are being drawn up by Manchester based architects SimpsonHough and have evolved over the past 18 months following conversations with stakeholders including local councillors, City Council officers and Historic England. From an early stage it has been important that the proposals embrace the local area and incorporate as much of the existing buildings as possible.

The proposed design retains historic fabric of 68 and 70 Oldham Street and the existing Spear Street warehouse, and these buildings will be knitted together with modern construction which will add to the existing streetscape and surrounding area.



68 - 70 Oldham Street

What are you proposing?

The proposed design retains historic fabric of 68-70 Oldham Street alongside the existing warehouse building on Spear Street.

We will then extend above the retained warehouse and Oldham Street buildings while a new modern building will form an infill between the existing buildings, completing the scheme. The scheme will range in height, with the tallest element being 9 storeys plus ground floor.

The retention of existing buildings will help to provide a sustainable development, reducing the embodied carbon by reusing existing buildings and making a significant contribution to Manchester's ambition to be a zero-carbon city by 2038.



View from the North of Oldham Street

What will the development look like?

We are proposing a high-quality building that will be built using materials that complement the retained buildings, the surrounding streetscape and other buildings in the area.

There will be three key elements of the proposed development comprising of three different materials. This has been influenced by the changing character along Oldham Street and the rest of the Northern Quarter.

The new building along Warwick St, set behind No. 68 & 70 Oldham St, will comprise of a white brick finish. This will provide continuity with the existing 68 & 70 Oldham St buildings. The upper levels of the new building, will be completed in zinc shingles, or similar, which responds to the surrounding roofscape along Oldham St. The extension above the existing warehouse on Spear St will comprise a red-brick finish.

The images here show example materials to act as a guide as to how the completed building could look.



Red brick precedent



White brick precedent



Zinc precedent

[Find out more about the proposed development](#)

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0808 1688 296

Our plans

The Northern Quarter is a vibrant and popular part of Manchester, home to bars, cafes and independent shops. Demand for temporary accommodation is high but there are few hotels or aparthotels in the area.

A new 117 room aparthotel would help to meet this demand, increasing footfall and encouraging spend in the local economy, which will help to aid the high street recovery process following the impact of the pandemic.

Along with the two new commercial units on Warwick and Spear Street, our proposals will complement the vibrant mix of businesses already in the area.



Visual showing how the proposed development could look Warwick Street - [click to enlarge](#)



Visual showing how the proposed development could look Spear Street - [click to enlarge](#)

What is an aparthotel?

An aparthotel is a serviced apartment complex that offers guests similar services to a hotel including housekeeping and on site services. It is suited to guests staying for longer periods of time, such as business travellers, as well as larger groups or families.

The rooms are intended to offer a home-from-home experience with hotel luxuries at affordable prices.

We are not proposing a bar as part of the aparthotel however the building will be open to the public and there will likely be the opportunity to have a coffee or hold meetings in the space.

What are you proposing for the commercial units?

We are proposing two units on Warwick Street and Spear Street as part of the development. We have not spoken with potential occupants at this stage but we believe these would be perfect for small local businesses or start-ups.

How will the building be serviced and accessed by staff?

The main staff access to the building will be from Warwick Street, however a secondary access will be provided from Spear Street. Further servicing info to be included here.

Sustainability

The plans will contribute to Manchester City Council's ambition to be a zero carbon city by 2038. By retaining the existing Spear The proposed development will contribute to Manchester City Council's ambition to be a zero carbon city by 2038. By retaining the existing Spear Street warehouse and 68 and 70 Oldham Street, embodied carbon will be significantly reduced. We estimate that the carbon savings from retaining both buildings would equate to running 130 family cars for a year, 470 one-way flights from London to New York and over 220 peoples consumption of meat, dairy and beer for one year.

Modern methods of construction will be used to further reduce environmental impacts and low / zero carbon technology will be used when the building is in operation. Bike storage and electric charging facilities to encourage active and sustainable travel.



[Click here to leave feedback](#)

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Consultation Website

Larard's Still
Northern Quarter

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0808 1688 296

Have your say

We are keen to hear your feedback on our proposals and any comments received will be considered before we finalise our application. Please use the feedback form below to tell us that you think. You can also email us at contact@larardstillconsultation.co.uk or call us on 0808 168 8296.

Please ensure that all comments reach us by **Friday 27th July 2022**.

Q1. Do you support the redevelopment of the site?

☒ Strongly agree ☐ Agree ☐ Undecided ☐ Disagree ☐ Strongly disagree

Q2. Do you believe that the proposed development would provide a suitable new use for the site?

☒ Strongly agree ☐ Agree ☐ Undecided ☐ Disagree ☐ Strongly disagree

Q3. Do you believe that the proposed design is suitable for the site?

☒ Strongly agree ☐ Agree ☐ Undecided ☐ Disagree ☐ Strongly disagree

Q4. Do you have any further comments? Please provide here.

Type here...

Name *

First Name Last Name

Email *

Postcode

example@example.com (Optional)

Do you wish to receive project updates?

☒ Yes - Please keep me updated on the project

The information you provide will be used only for the purposes of keeping you informed about this project and for understanding public opinion on the project. It will be shared securely and confidentially of the project, after which this information will be deleted. Your information will only be shared with third parties for the express purpose of keeping you informed of the proposals, and will be deleted within the relevant time of authority where there is a legal obligation to do so. It will not be forwarded on to any other third parties. You can contact us at any time to request the deletion of your information. Please contact us at contact@larardstillconsultation.co.uk

Submit

What happens next?

Following the consultation deadline, we will collate all feedback received. Once we have finalised our plans for the site we will submit a planning application to Manchester City Council who will undertake their own consultation on the application.

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