



Statement of Community Involvement

St Gabriel's Hall, Oxford Place, Manchester

July 2022

Contents

1.	Introduction	3
2.	Planning Policy and Guidance to Community Consultation	4
3.	Pre-application Engagement	7
4.	Consultation Response Summary	12
5.	The Applicants Response to Comments Raised During the Consultation	15
6.	Summary and Conclusions	18

Appendices

Appendix I List of Supporting Documents

Appendix II Informative Leaflet

Appendix III Consultation boards

Report title: Statement of Community Involvement

Prepared by: Nicola Simpson and Emma Sandham

Reviewed by: Neil Lucas

Status: FINAL

Draft date: 19 July 2022

For and on behalf of Avison Young (UK) Limited

1. Introduction

1.1 This Statement of Community Involvement ('SCI') has been prepared by Avison Young ('AY') in support of a full planning application submitted on behalf of McLaren Property Limited ('McLaren') and the Sisters of the Cross and Passion to Manchester City Council ('MCC'). The application relates to the proposed redevelopment of St Gabriel's Hall, Oxford Place, Manchester ('the site').

1.2 The application has been submitted in full and the description of development as presented on the application form is:

"The demolition of certain buildings and the erection of part 4 storey, part 5 storey buildings, together with the refurbishment and restoration of existing buildings to form student accommodation, together with associated landscaping, cycle parking, car parking and associated works."

1.3 Further details of the site and the proposed development are set out in full in Chapter 2 of the accompanying Supporting Planning Statement ('SPS') and also within the Design and Access Statement.

1.4 The purpose of this SCI is to provide an overview of the pre-application consultation that has been undertaken with the local community and key stakeholders. The SCI should be read in conjunction with all other supporting documentation submitted with this application as detailed in **Appendix I** of this statement.

1.5 The structure of the remainder of this Statement is as follows:

Section Two: Planning Policy and Guidance;

Section Three: The Consultation Approach;

Section Four: Consultation Responses Summary;

Section Five: The Applicant's Response to Consultation; and

Section Six: Summary and Conclusions.

2. Planning Policy and Guidance to Community Consultation

2.1 This section provides an overview of local and national planning policy which promotes community involvement in the preparation of planning applications. In particular, the following policy guidance is considered:

- 'Statement of Community Involvement', Manchester City Council (adopted in June 2018);
- The Localism Act, House of Commons (November 2011); and
- The National Planning Policy Framework (NPPF) (July 2021).

Manchester Statement of Community Involvement (June 2018)

2.2 MCC's Statement of Community Involvement ('SCI') was adopted in June 2018, the purpose of this document is to let residents, businesses, the voluntary sector and other stakeholders in the area know how they can get involved in planning activity.

2.3 Section 9 of MCC's SCI regards commenting on planning applications. This Section states that for significant development proposals MCC encourages developers to consult with the community before they submit a planning application. The decision on whether a proposal will need more in-depth consultation will be based on its nature or scale and will be made by MCC planning officers in conjunction with regeneration teams, ward co-ordinators and local community groups where appropriate. Developers should be mindful that the Council will need to satisfy its public sector equality duty when making planning decisions, so as well as consulting with the public, MCC will encourage developers to consult with various parties, which could include equalities groups, as well as with specific infrastructure and service providers who can advise developers on any need for increased provision of services etc. This will be done on a case by case basis depending on the nature of the application.

2.4 The SCI states pre-application consultation is beneficial to both the community and the developer as it allows the developer to design a proposal which takes on board the opinions of the community. This will mean that there are likely to be fewer objections once an application is submitted.

2.5 It is suggested that pre-application discussions with the Council can help to determine the scope of consultation needed. The following methods of consultation are listed within the SCI to be used when appropriate:

- 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
- Public exhibition in an accessible location close to the development (e.g. library or supermarket) which tells the public about what is happening and gives them an opportunity to make comments
- A website set up by the developer
- Leaflets distributed to nearby streets and placed in facilities near the proposed developments which have a tear off slip for comments
- Social media used by the developer to advertise the development and associated consultation events

- 2.6 Representations received will be considered and will be summarised in the officer's report when making decision on applications.
- 2.7 Appendix 1 of MCC's SCI contains guidance on developer-led early engagement. The Appendix states early engagement has significant benefits to improve both the efficiency and the effectiveness of the planning system for all parties, including the potential outcome for the community. Developers are, therefore, encouraged to engage with stakeholders, including local communities, at an early stage in the production of masterplans, planning frameworks or before submitting a planning application. This guidance includes best practice principles and a good practice case study for community involvement.
- 2.8 The best practise principles include the following points:
- Consideration of how best to identify all stakeholders;
 - Utilising ward member's knowledge of local community groups;
 - Using a range of consultation methods;
 - Ensuring consultation venues and documents are accessible; and,
 - Providing information to stakeholders about timescales.

The Localism Act

- 2.9 In November 2011 the Localism Act received Royal Assent. This is the Government's method of devolving greater powers to Councils and neighbourhoods in order to give local communities more control over planning decisions. It is a material consideration in the determination of this application.
- 2.10 Paragraph 122 of the Localism Act introduces a new requirement for developers to consult local communities on a wider range of developments before submitting planning applications. Developers must consider any responses received before proposals are finalised and show how they have been taken into account when submitting applications. It is hoped that this will give local people a chance to comment when there is still genuine scope to make changes to any draft proposals.

National Planning Policy Framework (July 2021)

- 2.11 In July 2021, the Government published the most recent iteration of the National Planning Policy Framework ('NPPF'). This document aimed to simplify the planning system in the UK by reducing over 1,000 pages of national policy and guidance into just over 50 pages. It is this newfound accessibility which aims "to put unprecedented power in the hands of communities" directly affected by development.
- 2.12 NPPF Paragraph 39 states how early engagement can "improve the efficiency and effectiveness of the planning application system for all parties" therefore leading to "better coordination between public and private resources and improved outcomes for the community".
- 2.13 Paragraph 40 further states that whilst a Local Planning Authority (LPA) cannot require that a developer engages with them before submitting a planning application, they should nevertheless encourage take - up of any pre-application services they do offer. Furthermore, and where deemed to be beneficial, the LPA should "encourage any Applicants who are not already required to do so by law to engage with the local community before submitting their applications". This is to ensure that any potential issues are resolved as early in the planning process as possible.

Summary

- 2.14 In advance of submission of the full planning application, the Applicants completed a full and comprehensive consultation programme that complies with both local and national policy guidance described above. The following sections of this Statement describe this consultation process in detail.

3. Pre-application Engagement

- 3.1 The approach to community and stakeholder involvement undertaken by the Applicants has been comprehensive and fully aligns with the consultation requirements set out in MCC's SCI, and it is proportionate to the scale and nature of the proposed development. Furthermore, the community consultation exercise fully accords with the requirements of the NPPF and Localism Act.
- 3.2 This Chapter describes the pre-application consultation undertaken with MCC Officers, local councillors, key stakeholders and the community. In summary the key consultation activity has included the following:
- A number of pre-application meetings were held with MCC Planning Officers held in 2021 and 2022;
 - Pre- application email exchange with officers regarding detail of the public consultation exercise, in addition to follow up email exchanges regarding the resulting changes to be made to the scheme;
 - Early engagement with Local Councillors on the principle of development held in September 2021 and November 2021;
 - Follow on design workshop meetings with Local Councillors, Rusholme and Fallowfield Civic Society and local residents were then held on 24th February 2022 and 23rd May 2022;
 - A local leaflet drop inviting residents to attend the consultation event or visit the dedicated consultation website and provide feedback comments was undertaken on 5th May 2022;
 - An in-person public half day consultation event which was held at the site on 12th May 2022; and
 - A dedicated online consultation website which included details of the scheme and invited feedback on the scheme proposals. The consultation website was live from 9th – 26th May 2022.

Consultation with MCC Planning Officers

- 3.3 Three meetings have taken place with Dave Roscoe at MCC prior to the submission of the application. The first meetings took place on 31st August 2021 and 28th September 2021 where the principle of the development was discussed, including the uplift in student accommodation, the partial demolition, the height and density of the new buildings and the approach to landscaping and access.
- 3.4 A third pre-application meeting with Dave Roscoe was held on 22nd March 2022. During this meeting Dave confirmed that he was happy with the revised design of the scheme and noted that the application will need to be accompanied by a Design Justification Statement to tell the story of how the proposals for the redevelopment of the site have evolved. As a result of comments received during the initial pre-application meetings, the heights of both maximum height of the new buildings were reduced from 8 to 5 storeys to reduce the visual impact on the conservation area.
- 3.5 An email was sent to MCC Planning Officers Sue Wills, Steven McCoombe and Des Jones on the 21st April 2022 to inform them of the upcoming consultation event for the proposed development at St Gabriel's Hall. The email sought their advice on the consultation boundary and which Councillors and Stakeholders should be consulted on the proposals.

- 3.6 AY and Steve McCoombe exchanged emails in early June 2022 regarding the proposed changes to the scheme which the Applicants had agreed to make following the consultation exercise and landscape workshop meeting held on 23rd May 2022. The changes included the repositioning of the proposed new building to the east of Woodthorpe Hall to be set back from Oxford Place, allowing for the mature trees along Oxford Place in this location to be retained

Consultation with Local Councillors

- 3.7 A series of Design Workshop meetings have taken place with Local Councillors to inform them of the detailed heritage assessments and proposals for the site and inviting them to input into scheme design. The first of these meetings was held virtually on 24th February 2022 and was attended by Councillors Ali Ahmed and Councillor Rabnawaz Akbar. During this workshop SimpsonHaugh gave a presentation on the detailed aspects of the scheme proposals and a round table discussion was held on matters regarding landscaping, cycle parking and waste management. Following this meeting the decision was made to provide a standalone Waste Management Strategy as part of the planning application.
- 3.8 The following Members of Rusholme and Ardwick Wards, as well as the MP for Manchester, were emailed on the 6th May 2022 (following the results of the local election) to inform Councillors of the upcoming consultation event and let them know where they can receive further information about the proposal:
- MP Lucy Powell;
 - Councillor Amna Abdullatif;
 - Councillor Ahmed Ali;
 - Councillor Bernard Priest;
 - Councillor Jill Lovecy;
 - Councillor Rabnawaz Akbar; and,
 - Councillor Tina Hewitson.

Consultation with Other Key Stakeholders

- 3.9 There has been a significant amount of consultation undertaken with local community groups in preparing the application and the resulting discussions have led to significant design changes being made to the scheme. The following local community groups/ stakeholders were emailed on the 6th May 2022 to provide information regarding the upcoming consultation event and to let them know how they could receive further information on and comment on the proposal:
- Rusholme and Fallowfield Civic Society;
 - Schuster Road Residents Association;
 - The University of Manchester;
 - Manchester Civic Society;
 - Historic England;
 - Greater Manchester Police; and,

- United Utilities.

- 3.10 Following the feedback received from the public consultation event regarding the design of the site frontage along Oxford Place, a second landscape focussed workshop meeting was held with Local Councillors and local residents on 23rd May 2022. This meeting was attended by Councillor Ali as well as representatives from the Rusholme and Fallowfield Civic Society and local residents to the site. The main topic of discussion from local residents was the loss of trees fronting Oxford Place, and specifically the new build to the east of the site impacting on the existing trees on the boundary here.
- 3.11 Following a discussion on the various options which would reduce the impact on the site frontage, it was agreed that the Applicants would amend the scheme prior to the submission of the application. The main change would be to reduce the frontage of the new build element to pull it away from the site frontage. In order to counteract the resulting loss of floorspace, a single set back storey would be added to the rear of the building. The attending stakeholders were agreeable to this approach as it would allow for the retention of all existing trees along the site frontage to Oxford Place.

Consultation with United Utilities

- 3.12 An existing Severn Trent Culvert runs along the northern boundary of the site running east to west and sitting partially within the site. The culvert is 1m, approximately 500mm below ground level and requires a 3m easement zone where no permanent structure can be built.
- 3.13 Following liaison United Utilities, it is understood that lightweight structures (e.g. bike stores and bin stores) will be allowed to be constructed over the culvert, on the agreement that they can be removed if major works are required to the culvert. The design proposals were adjusted to move the proposed western block to sit outside the easement zone

Consultation with Historic England

- 3.14 Avison Young wrote to Historic England ('HE') on 4 April and 17 May 2022 to inform them of the upcoming application submission, provide the latest design and heritage rationale, and to ask whether HE would need to be consulted prior to the submission of the application. HE replied on 17 May 2022 to confirm that given that the site appears to be over 1000 sqm, HE would be a statutory consultee on any application, however, as long as the Applicants would be seeking to bring the site forward within the design parameters provided, then HE do not need to have detailed discussions prior to the submission of the application and raised no principle objection.

Consultation with GMP

- 3.15 Consultation with Greater Manchester Police was conducted via email and a follow up meeting on 7th June 2022 to run through the design of the scheme. As a result, GMP produced a Crime Impact Statement (Ref: 2022/0179/CIS/01) to be submitted as part of this application. Suggestions and recommendations have been taken on board by the design team and have been integrated into the design where required or will be addressed at the appropriate work stage.

Leaflet Drop

- 3.16 An informative leaflet (provided at **Appendix II**) was distributed on the 5th May 2022 to properties within the locality of the site ahead of the application being submitted. The leaflet was distributed to 2,500 properties. The purpose of the leaflet was to inform residents and business owners about the proposed application and methods for providing comments. The leaflet included details of an in-person public consultation event held on the 12th May 2022 as well as details of the dedicated consultation webpage. The leaflet included an email address for comments to be sent to and provided timeframes

in which responses should be received by. A copy of the consultation leaflet was also emailed to Ardwick and Rusholme Parish Ward Councillors as well as local community groups.

- 3.17 In addition to the leaflet drop a post was made on the Fallowfield Local Residents Facebook group to inform members of the proposal and that they could gain further information on it via the upcoming consultation event or consultation webpage.

In-Person Public Consultation

- 3.18 An in person public consultation event was held on the 12th May 2022 between 4pm and 7pm. The meeting was attended by representative from the following companies:

- McLaren Properties- Applicants;
- SimpsonHaugh- Architects;
- Avison Young- Planning Consultants; and,
- Re-form- Landscape Architects.

- 3.19 The event was open to the public to gain feedback from local residents and community groups regarding the proposals. The event was held on Oxford Place immediately adjacent to the application site. This location was chosen as it is in the vicinity of the application site and has a high level of footfall which encouraged engagement from passers-by.

- 3.20 Six informative A1 boards were produced and located on easels for consultees to view. A 3-D model of the proposal was also provided to help the community visualise the proposals. The topics of the consultation boards were as follows and a copy of the boards is attached in **Appendix III**:

- Introduction;
- Existing site and history;
- Design principles;
- Public realm;
- Draft masterplan; and,
- CGIs.

- 3.21 The public consultation event was well attended by both local interest groups (Rusholme & Fallowfield Civic Society) and members of the public. Hosting the event outside of the site allowed for discussion and observation around the condition and situation of the existing buildings and the location of existing trees. As a summary of feedback, the event was attended by approximately 50 people and there was a high level of engagement between the community and members of the project team.

- 3.22 A feedback form was produced and made available for individuals visiting the event to provide their views. Once completed the feedback forms could be placed in the comments box.

Website Consultation

- 3.23 A dedicated consultation webpage was set up by Avison Young to provide interested parties with details on the proposed development. The webpage also included an email address to provide feedback on the proposals or request further information. This webpage became live on 5th May 2022. The webpage was initially intended to be open for a 2 week period, until the 19th May 2022, however, was extended until the 26th May to allow the public a longer period to provide comments. Community members were made aware of the webpage through the leaflet drop and the feedback form available at the in-person consultation event.

Summary

- 3.24 As demonstrated above, the Applicants have undertaken a comprehensive pre-application consultation exercise in full accordance with local and national policy guidance. The local community, elected Members, key stakeholders and the Council have been consulted, the results of which are summarised in the following section.

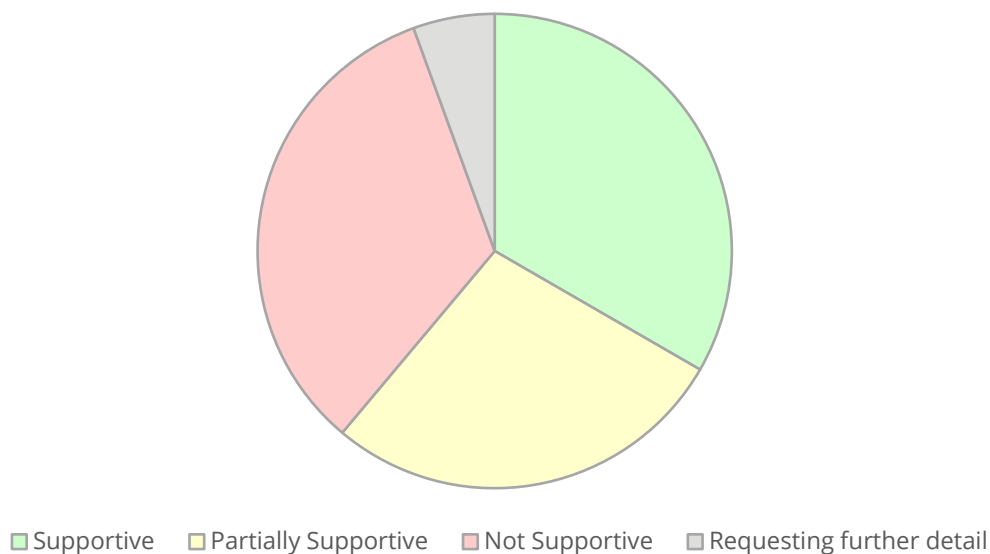
4. Consultation Response Summary

- 4.1 This Chapter provides an overview of the written responses and feedback received from the consultation programme that was undertaken. In accordance with the guidance set out in Chapter 2 of this Statement, all of the comments received as part of the consultation exercise have been considered by the Applicants and the technical team.
- 4.2 The response to the scheme during the public consultation was largely positive, with consultees generally supportive of the redevelopment of the site and refurbishment of the key heritage assets. However, a key issue that was raised by a number of people during the public consultation the loss of some of the mature trees along Oxford Place (albeit that new trees were proposed to replace those that were lost) due to the position of the proposed new building to the east of Woodthorpe Hall, together with the associated visual impact of the proximity of the building to Oxford Place. Some of the consultees suggested that it may be better to set back the building and increase the height on the northern edge (where there is far less visual impact to Oxford Place) in order to retain the mature trees.
- 4.3 A summary of the responses received from engagement with local community groups and stakeholders is outlined below.
- 4.4 **Fallowfield and Withington Community Guardian Group** provided the following email feedback on 19th May 2022:
- Pleased that the proposal will include the restoration of historic buildings. However, expressed the following concerns:
- Increase in number of students to be accommodated on site;
 - Proposed new block (building 3) seems out of character in terms of bulk and size next to St Gabriel's; and,
 - Loss of more than 20 mature trees.
- 4.5 **Schuster Road and Park Range Residents' Association** provided the following email feedback on 19th May 2022:
- Concerns regarding the massing of the two new buildings and their visual impact on the conservation area.
 - Concerns regarding loss of mature trees which are critical to biodiversity and potential damage to tree roots.
- 4.6 **Rusholme and Fallowfield Civic Society** attended a meeting with the applicant on 23rd May 2022. The Civic Society expressed concerns regarding the loss of trees along Oxford Place which could impact the character of the Victoria Park Conservation Area due to the location of the new building to the east of the site.
- 4.7 **Melrose Apartment Management Limited** (the property which borders the application site) requested a meeting with the Applicants to discuss the detail of the application proposals. A meeting was held on 24th May 2022. Melrose Apartment Management Limited expressed concerns regarding noise, security, safety and stability of the boundary wall between the two sites.

Responses from Public Consultation

- 4.8 The general public were able to provide feedback via forms available during the consultation event or via email which was provided on the consultation website and leaflet. The consultation event was attended by around 50 people and there was a high level of engagement between the project team and members of the community.
- 4.9 36 responses were received from members of the public, including those who represented local community groups. 20 were received via email and 16 were received via forms.
- 4.10 Of these 36 responses 22 (≈61%) were either supportive or partially supportive, 12 (≈33%) were not supportive, and 2 (6%) were requesting further information (which was provided).

Public Responses



- 4.11 The key positive feedback points received from the public are listed below:

- Investment and regeneration in the area;
- The reuse of derelict buildings;
- Retention of historic buildings on site;
- Support of student accommodation near existing University campus;
- Appreciation for high-quality design; and,
- Purpose built accommodation relocates students out of family housing.

- 4.12 The key concerns received from the public are listed below:

- Loss of mature trees in conservation area, in terms of the character of the area and biodiversity impacts;
- New buildings too modern in contrast to retained buildings;

- Concern that the eastern block is too close to the street and too large in comparison to Woodthorpe Hall;
- Over development of site;
- Too large an increase in number of students residing on site; and,
- No need for student accommodation.

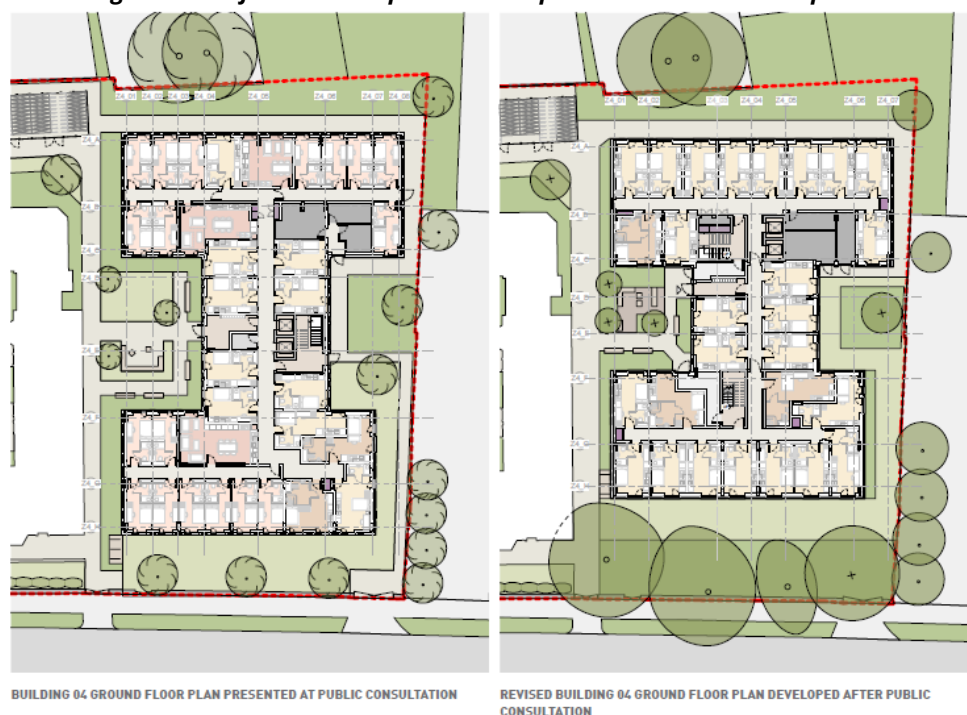
Summary

- 4.13 This section has summarised feedback received from the local community, councillors and stakeholders during the pre-application consultation undertaken by the Applicants. All comments received have been taken into consideration.

5. The Applicants Response to Comments Raised During the Consultation

- 5.1 In accordance with the guidance set out in Chapter 2 of this Statement, all of the comments received as part of the consultation exercise have been considered by the Applicant and the technical team. The responses are provided below.
- 5.2 Following community consultation, the submission of the planning application was put on hold for a 4-week period to allow the Applicant and Architects to amend the proposals in response to the feedback provided at the second landscape focussed design workshop meeting with local councillors and community groups which was held on 23rd May 2022. The scheme was amended in accordance with requirements of the NPPF (2021) and MCCs SCI (2018), which encourage developers to engage with comments raised prior to submission of an application to ensure that any potential issues are resolved as early in the planning process as possible.
- 5.3 A list of the changes made to the scheme following public consultation are included below:
- The proposed new building to the east of Woodthorpe Hall has been repositioned to be set back from Oxford Place. This allows the mature trees along Oxford Place in this location to be retained, preserving this characteristic of the street and of the conservation area. This amendment substantially reduces the visual impact of the eastern building, particularly given that for much of the year the mature trees obscure views of most of the site.
 - The eastern building has increased height on the northern edge (furthest from Oxford Place) to compensate for the substantially reduced floor space, this mirrors the existing design of the western new building.
 - As part of the redesign of this building, the internal layouts were also reconfigured.
- 5.4 Figure 5.1 shows the changes to the ground floor plan of the eastern building (Building 4) as a result of consultation feedback.

Figure 5.1- Building 4 Ground floor Plan as presented at public consultation compared with the revised plan.



5.5 The table below provides further detail as to how these amendments responded to comments raised by the community and stakeholders during consultation:

Topic	Public comment	Response to consultation
Trees	Concern over loss of mature trees in a conservation area	In order to allow for the retention of the existing trees along the sites frontage with Oxford Place, the eastern new build element has been set back from Oxford Place.
Massing/ over development of site	Concern regarding size of eastern block, dominating Oxford Place and retained buildings.	As noted above, the eastern block has been set back from Oxford Place. In order to compensate for this loss of floorspace, additional height has been added to the rear of the new blocks. This change was agreed with the members of Civic Society and local councillors and residents who attended the landscape workshop meeting.
Number of students on site	Increase from 100 to 300 occupants on site	The site represents a highly sustainable location, within walking distance of universities, services and facilities and existing transport infrastructure within the Oxford Road Corridor and as such is considered a suitable location for an increase in students on site. Students will either cycle or walk to and from the site, therefore there is not expected to be an increase in traffic movements. Effective management and security on site will deter anti-social behaviour. As such the increase in students on site is considered appropriate to the location and will not have any detrimental impact on surrounding occupiers.
Design of new buildings	Mixed comments on appearance of new buildings with some	Style of new buildings to remain the same due to comments

	commenting high quality design which respects heritage assets on site while others wanted more similarities to the existing buildings on site.	recognising the high quality design. The new buildings have been designed in consultation with MCC and key stakeholders to be in keeping with the heritage assets in terms of brick colour and brickwork patterning while not including too many motifs as to draw attention away from the heritage assets.
Need for student accommodation	Mixed comments with some supporting high quality purpose built student accommodation close to campus while others were concerned there is no need and students will increase antisocial behaviour	A Students Need Assessment has been prepared by Cushman and Wakefield in support of this application. The report demonstrates that there is both a current quantitative and qualitative need for new Purpose Built Student Accommodation in Manchester. Effective management and security on site will deter anti-social behaviour.

Summary

- 5.6 This Chapter has provided a detailed response to the key issues raised during the public consultation exercise. It is considered that the Applicants have undertaken the appropriate discussions and, importantly, amended their proposals in accordance with the public and stakeholders' responses before submitting the planning application.

6. Summary and Conclusions

- 6.1 The Applicants have carried out a comprehensive programme of pre-application consultation which goes beyond the requirements of both local and national planning policy guidance for development of this scale and nature.
- 6.2 The Applicants have engaged with the local community and key stakeholders in a variety of different ways to ensure that their opinions have been considered within the design evolution of the scheme. This SCI provides an overview of the consultation that has been carried out.
- 6.3 The Applicants are committed to delivering a scheme that incorporates the views of the local community and has responded, as far as possible, comments raised during consultation whilst ensuring that the proposed development is viable and deliverable. It is envisaged that positive dialogue will continue during the determination period for the planning application and beyond.

Appendix I

List of Supporting Documents

Document	Reference/ Date	Author
Forms		
Application Form		Avison Young
Application Fee		
Covering Letter	September 2022	Avison Young
Plans		
Illustrative Landscape Strategy	0919-RFM-XX-00-DR-L-0001-S2-P03	Re-form
Illustrative Planting Strategy	0919-RFM-XX-00-DR-L-0003-S2-P03	Re-form
Illustrative Site Sections (Sheet 1)	0919-RFM-XX-00-DR-L-0004-S2-P01	Re-form
Illustrative Site Sections (Sheet 2)	0919-RFM-XX-00-DR-L-0005-S2-P01	Re-form
Proposed Site Elevation North & East Elevations	10349-SHP-Z0-A-B5D8-G100-EL-XX-001	SimpsonHaugh
Proposed Site Elevations South and West Elevations	10349-SHP-Z0-A-B5D8-G100-EL-XX-002	SimpsonHaugh
Proposed Site Plan Ground Floor Plan (St Gabriel's Lower Ground Floor)	10349-SHP-Z0-A-B5D8-G100-PL-00-001	SimpsonHaugh
Proposed Site Plan First Floor Plan (St Gabriel's Ground Floor)	10349-SHP-Z0-A-B5D8-G100-PL-01-001	SimpsonHaugh
Proposed Site Plan Second Floor Plan (St Gabriel's First Floor)	10349-SHP-Z0-A-B5D8-G100-PL-02-001	SimpsonHaugh
Proposed Site Plan Third Floor Plan (St Gabriel's & Woodthorpe Roof Plan)	10349-SHP-Z0-A-B5D8-G100-PL-03-001	SimpsonHaugh
Proposed Site Plan Fourth Floor Plan (St Gabriel's & Woodthorpe Roof Plan)	10349-SHP-Z0-A-B5D8-G100-PL-04-001	SimpsonHaugh
Proposed Site Plan Roof Plan	10349-SHP-Z0-A-B5D8-G100-PL-RF-001	SimpsonHaugh
Existing Site Elevation North and East Elevation	10349-SHP-Z0-A-B5D8-G100-XE-XX-001	SimpsonHaugh
Existing Site Elevation South & West Elevations	10349-SHP-Z0-A-B5D8-G100-XE-XX-002	SimpsonHaugh

Existing Site Plan Ground Floor Plan (St Gabriel's Lower Ground Floor)	10349-SHP-Z0-A-B5D8-G100-XP-00-001	SimpsonHaugh
Existing Site Plan First Floor Plan (St Gabriel's Ground Floor)	10349-SHP-Z0-A-B5D8-G100-XP-01-001	SimpsonHaugh
Existing Site Plan Second Floor Plan (St Gabriel's First Floor)	10349-SHP-Z0-A-B5D8-G100-XP-02-001	SimpsonHaugh
Existing Site Plan Third Floor Plan (St Gabriel's & Woodthorpe Roof Plan)	10349-SHP-Z0-A-B5D8-G100-XP-03-001	SimpsonHaugh
Existing Site Plan Roof Plan	10349-SHP-Z0-A-B5D8-G100-XP-RF-001	SimpsonHaugh
Ground Floor Demolition Extents Plan (St Gabriel's Lower Ground Floor)	10349-SHP-Z0-A-B5D8-JC20-PL-00-001	SimpsonHaugh
First Floor Demolition Extents Plan (St Gabriel's Ground Floor)	10349-SHP-Z0-A-B5D8-JC20-PL-01-001	SimpsonHaugh
Second Floor Demolition Extents Plan (St Gabriel's First Floor)	10349-SHP-Z0-A-B5D8-JC20-PL-02-001	SimpsonHaugh
Third Floor Demolition Extents Plan (St Gabriel's & Woodthorpe Roof Plan)	10349-SHP-Z0-A-B5D8-JC20-PL-03-001	SimpsonHaugh
St Gabriel's & Chapel General Arrangement Proposed North & East Elevations	10349-SHP-Z1-A-B5D8-G200-EL-XX-001	SimpsonHaugh
St Gabriel's & Chapel General Arrangement Proposed South & West Elevations	10349-SHP-Z1-A-B5D8-G200-EL-XX-002	SimpsonHaugh
St Gabriel's & Chapel General Arrangement Proposed Inside East & Inside West Elevations	10349-SHP-Z1-A-B5D8-G200-EL-XX-003	SimpsonHaugh
St Gabriel's and Chapel General Arrangement Proposed Ground Floor Plan	10349-SHP-Z1-A-B5D8-G200-PL-00-001	SimpsonHaugh
St Gabriel's and Chapel General Arrangement Proposed First Floor Plan	10349-SHP-Z1-A-B5D8-G200-PL-01-001	SimpsonHaugh
St Gabriel's and Chapel General Arrangement Proposed Second Floor Plan	10349-SHP-Z1-A-B5D8-G200-PL-02-001	SimpsonHaugh
St Gabriel's and Chapel General Arrangement Proposed Lower Ground Floor Plan	10349-SHP-Z1-A-B5D8-G200-PL-LG-001	SimpsonHaugh

St Gabriel's and Chapel General Arrangement Proposed Roof Plan	10349-SHP-Z1-A-B5D8-G200-PL-RF-001	SimpsonHaugh
St Gabriel's & Chapel Proposed Alterations North Elevation	10349-SHP-Z1-A-B5D8-JC20-EL-EN-001	SimpsonHaugh
St Gabriel's & Chapel Proposed Alterations South Elevation	10349-SHP-Z1-A-B5D8-JC20-EL-ES-001	SimpsonHaugh
St Gabriel's & Chapel Proposed Alteration Elevations East & West Elevations	10349-SHP-Z1-A-B5D8-JC20-EL-XX-001	SimpsonHaugh
St Gabriel's & Chapel Proposed Alteration Elevations Inside East & West Elevations	10349-SHP-Z1-A-B5D8-JC20-EL-XX-002	SimpsonHaugh
Woodthorpe General Arrangement Proposed North & East Elevations	10349-SHP-Z2-A-B5D8-G200-EL-XX-001	SimpsonHaugh
Woodthorpe General Arrangement Proposed South & West Elevations	10349-SHP-Z2-A-B5D8-G200-EL-XX-002	SimpsonHaugh
Woodthorpe General Arrangement Proposed Inside East & Inside West Elevations	10349-SHP-Z2-A-B5D8-G200-EL-XX-003	SimpsonHaugh
Woodthorpe General Arrangement Proposed Ground Floor Plan	10349-SHP-Z2-A-B5D8-G200-PL-00-001	SimpsonHaugh
Woodthorpe General Arrangement Proposed First Floor Plan	10349-SHP-Z2-A-B5D8-G200-PL-01-001	SimpsonHaugh
Woodthorpe General Arrangement Proposed Roof Plan	10349-SHP-Z2-A-B5D8-G200-PL-RF-001	SimpsonHaugh
Woodthorpe Proposed Alteration Elevations North & East Elevations	10349-SHP-Z2-A-B5D8-JC20-EL-XX-001	SimpsonHaugh
Woodthorpe Proposed Alteration Elevations South & West Elevations	10349-SHP-Z2-A-B5D8-JC20-EL-XX-002	SimpsonHaugh
Woodthorpe Proposed Alteration Elevations Inside East & Inside West Elevations	10349-SHP-Z2-A-B5D8-JC20-EL-XX-003	SimpsonHaugh
Building 03 (West) General Arrangement Proposed East Elevation	10349-SHP-Z3-A-B5D8-G200-EL-EE-001	SimpsonHaugh
Building 03 (West) General Arrangement Proposed North Elevation	10349-SHP-Z3-A-B5D8-G200-EL-EN-001	SimpsonHaugh
Building 03 (West) General Arrangement Proposed Inside North Elevation	10349-SHP-Z3-A-B5D8-G200-EL-EN-002	SimpsonHaugh

Building 03 (West) General Arrangement Proposed South Elevation	10349-SHP-Z3-A-B5D8-G200-EL-ES-001	SimpsonHaugh
Building 03 (West) General Arrangement Proposed Inside South Elevation	10349-SHP-Z3-A-B5D8-G200-EL-ES-002	SimpsonHaugh
Building 03 (West) General Arrangement Proposed West Elevation	10349-SHP-Z3-A-B5D8-G200-EL-EW-001	SimpsonHaugh
Building 03 (West) General Arrangement Proposed Ground Floor Plan	10349-SHP-Z3-A-B5D8-G200-PL-00-001	SimpsonHaugh
Building 03 (West) General Arrangement Proposed First Floor Plan	10349-SHP-Z3-A-B5D8-G200-PL-01-001	SimpsonHaugh
Building 03 (West) General Arrangement Proposed Second Floor Plan	10349-SHP-Z3-A-B5D8-G200-PL-02-001	SimpsonHaugh
Building 03 (West) General Arrangement Proposed Third Floor Plan	10349-SHP-Z3-A-B5D8-G200-PL-03-001	SimpsonHaugh
Building 03 (West) General Arrangement Proposed Fourth Floor Plan	10349-SHP-Z3-A-B5D8-G200-PL-04-001	SimpsonHaugh
Building 03 (West) General Arrangement Proposed Roof Plan	10349-SHP-Z3-A-B5D8-G200-PL-RF-001	SimpsonHaugh
Building 03 (West) Typical External Wall Detail 1	10349-SHP-Z3-A-B5D8-G251-DE-TY-001	SimpsonHaugh
Building 03 (West) Typical External Wall Detail 2	10349-SHP-Z3-A-B5D8-G251-DE-TY-002	SimpsonHaugh
Building 03 (West) Typical External Wall Detail 3	10349-SHP-Z3-A-B5D8-G251-DE-TY-003	SimpsonHaugh
Building 04 (East) General Arrangement Proposed East Elevation	10349-SHP-Z4-A-B5D8-G200-EL-EE-001	SimpsonHaugh
Building 04 (East) General Arrangement Proposed North Elevation	10349-SHP-Z4-A-B5D8-G200-EL-EN-001	SimpsonHaugh
Building 04 (East) General Arrangement Proposed Inside North Elevation	10349-SHP-Z4-A-B5D8-G200-EL-EN-002	SimpsonHaugh

Building 04 (East) General Arrangement Proposed South Elevation	10349-SHP-Z4-A-B5D8-G200-EL-ES-001	SimpsonHaugh
Building 04 (East) General Arrangement Proposed Inside South Elevation	10349-SHP-Z4-A-B5D8-G200-EL-ES-002	SimpsonHaugh
Building 04 (East) General Arrangement Proposed West Elevation	10349-SHP-Z4-A-B5D8-G200-EL-EW-001	SimpsonHaugh
Building 04 (East) General Arrangement Proposed Ground Floor Plan	10349-SHP-Z4-A-B5D8-G200-PL-00-001	SimpsonHaugh
Building 04 (East) General Arrangement Proposed First Floor Plan	10349-SHP-Z4-A-B5D8-G200-PL-01-001	SimpsonHaugh
Building 04 (East) General Arrangement Proposed Second Floor Plan	10349-SHP-Z4-A-B5D8-G200-PL-02-001	SimpsonHaugh
Building 04 (East) General Arrangement Proposed Third Floor Plan	10349-SHP-Z4-A-B5D8-G200-PL-03-001	SimpsonHaugh
Building 04 (East) General Arrangement Proposed Fourth Floor Plan	10349-SHP-Z4-A-B5D8-G200-PL-04-001	SimpsonHaugh
Building 04 (East) General Arrangement Proposed Roof Plan	10349-SHP-Z4-A-B5D8-G200-PL-RF-001	SimpsonHaugh
Building 04 (East) Typical External Wall Detail 1	10349-SHP-Z4-A-B5D8-G251-DE-TY-001	SimpsonHaugh
Building 04 (East) Typical External Wall Detail 2	10349-SHP-Z4-A-B5D8-G251-DE-TY-002	SimpsonHaugh
Building 04 (East) Typical External Wall Detail 3	10349-SHP-Z4-A-B5D8-G251-DE-TY-003	SimpsonHaugh
Reports		
Design and Access Statement	August 2022	SimpsonHaugh
Supporting Planning Statement	September 2022	Avison Young
Air Quality Report	April 2022	Air Quality Consultants
Arboricultural Impact Assessment	June 2022	Tree Solutions
Archaeological Assessment	March 2022	University of Salford
Written Scheme of Investigation (WSI) for an archaeological evaluation	March 2022	University of Salford

Outline Construction Management Plan	June 2022	Arcadis
Crime Impact Assessment	June 2022	Design for Security
Extended Phase 1 Habitat Survey and Daytime Bat Survey	February 2022	Rachel Hacking Ecology
Energy Standards Statement	April 2022	CPW
Flood Risk Assessment and Drainage Strategy Report	July 2022	Meinhardt
Landscape Statement	June 2022	Re-form
Noise Impact Assessment	July 2022	Apex Acoustics
Preliminary Risk Assessment	February 2022	RSK GeoSciences
Market Demand Report	February 2022	Cushman and Wakefield
Daylight and Sunlight Report	June 2022	Consil
Transport Statement	July 2022	Meinhardt
Broadband Connectivity Assessment	June 2022	GTech Surveys
Television and Radio Reception Impact Assessment	June 2022	GTech Surveys
Viability Statement	July 2022	Avison Young

Appendix II

Informative Leaflet

Public Consultation Event for New Student Residential Development

Saint Gabriel's Hall, Oxford Place, Rusholme, Manchester

McLaren Property Limited would like to invite you to a public consultation event where you can have your say on the proposals for a new student residential development

On: Thursday 12th May 4-7pm

At: St Gabriel's Chapel, Oxford Place, Rusholme.



The Site



Get in Touch

Online: if you would prefer to comment via our website then you can review the proposals online at: <http://planningconsultations.avisonyoung.co.uk/>

Email: or email us directly at: planningconsultations.uk@avisonyoung.com

Please provide your comments to us before our consultation ends on **20th May 2022**

Proposed Site Plan



The Vision

The site is located on Oxford Place, adjacent to Oxford Road, south of the city centre, in close proximity to the University of Manchester and Manchester Metropolitan University campuses. The site sits at the north-west edge of the Victoria Park Conservation Area.

McLaren Property are proposing to redevelop the existing site through the part renovation of the existing buildings and part new build development to create 318 student bed spaces in total.

The scheme also proposes an improved frontage to Oxford Place, and associated landscaping and cycle parking.

The design of the building has been developed to respond to the design context of the local area, and will deliver a high quality piece of architecture which will marry well with the existing townscape.

Summary of the Proposals

- Holistic and deliverable masterplan
- Regeneration of non-listed heritage assets
- Development of two new purpose built student blocks of 4 and 5 storeys in height
- Provision of 318 student bed spaces delivered across 4 buildings
- Reactivation of Oxford Place / new public realm

Our Timescales

Planning application submission – June 2022

Planning application determination – late 2022

Start on site – Spring 2023

First term time occupation – September 2025

Appendix III

Consultation boards

Welcome to Our Public Exhibition

Thank you for attending today’s public exhibition. Please take your time and visit each of the boards we have prepared. Once you’ve viewed the information on offer today, we’d really like to hear your feedback.

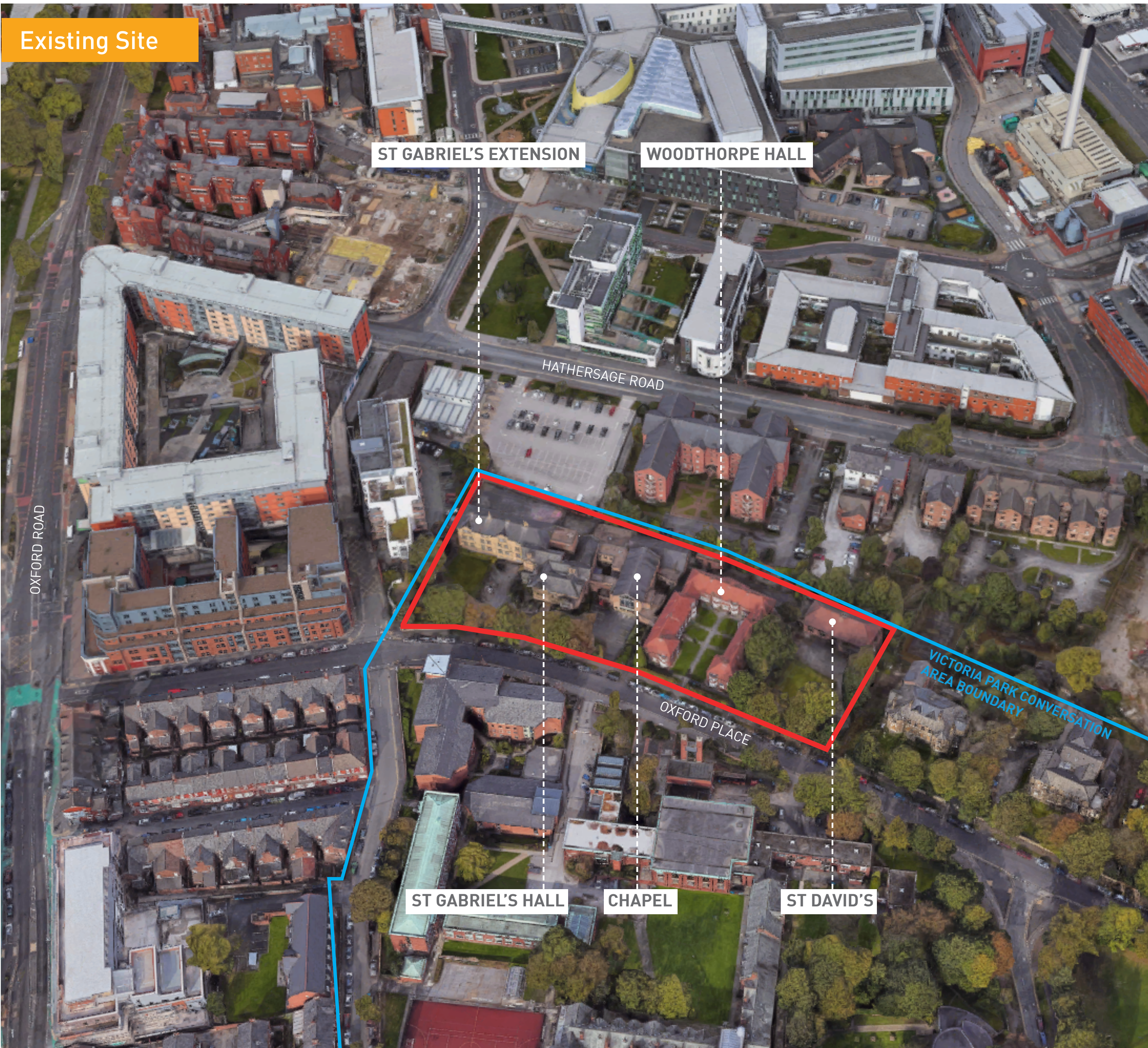
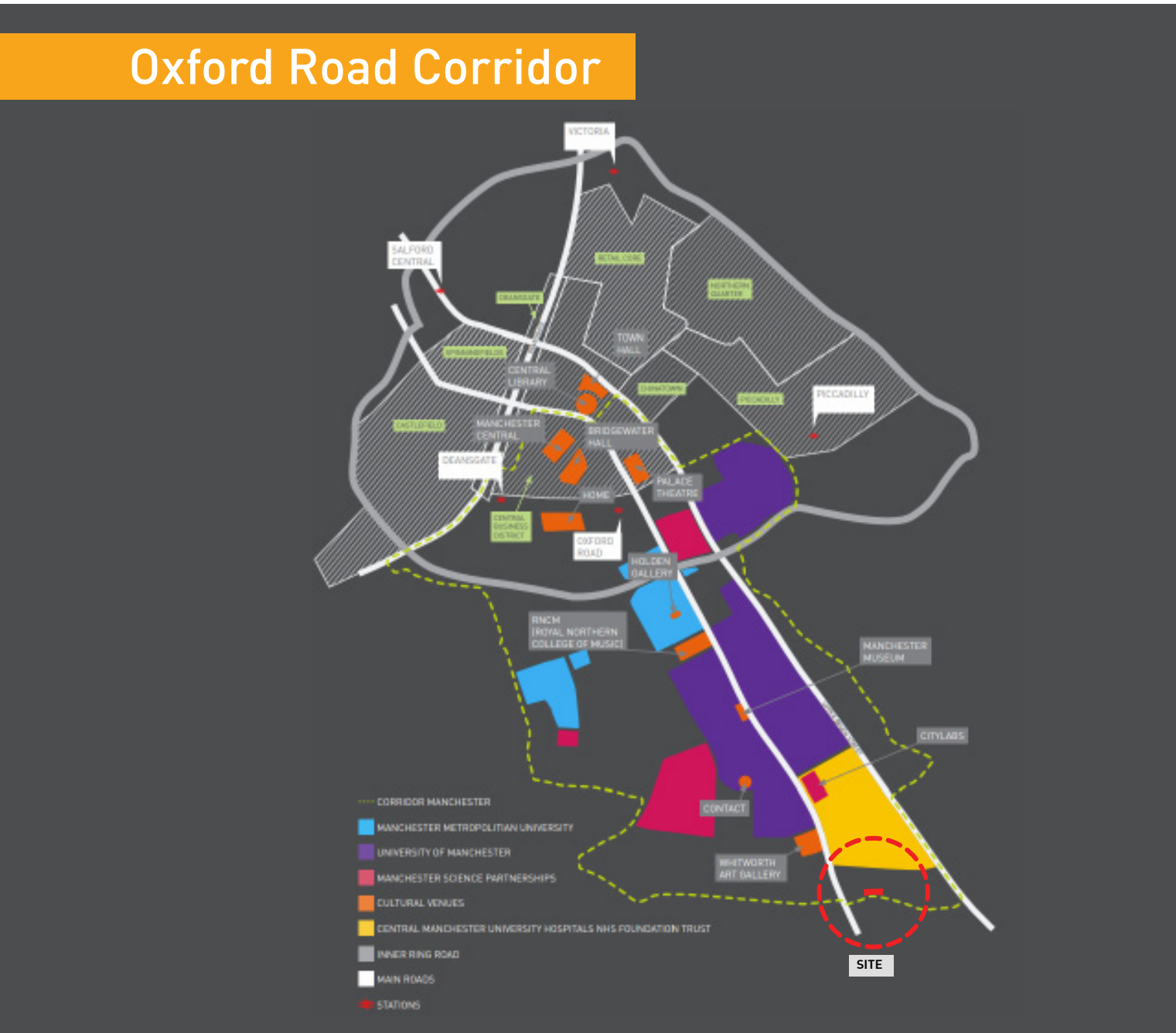
You can provide your feedback in the following ways:

- Talk to a member of the team on hand today - they can be identified by their name badges;
- Complete one of our anonymous feedback surveys available at the feedback station;
- Visit our web portal to submit your feedback online planningconsultations.uk@davisonyoung.com









The Site – Planning Policy

The Site is located within the Victoria Park area of Manchester, and consists of three principal parts, each with their own respective buildings.

In accordance with the adopted Manchester Core Strategy, the site is located within central Manchester. Policy EC8 notes that ‘the Council will promote development which has regard to creating a positive sense of place at the interface of the health and education institutions along Oxford Road and the residential areas, using design and public realm.’The site is located within the Victoria Park Conservation Area, which was designated in March 1972.

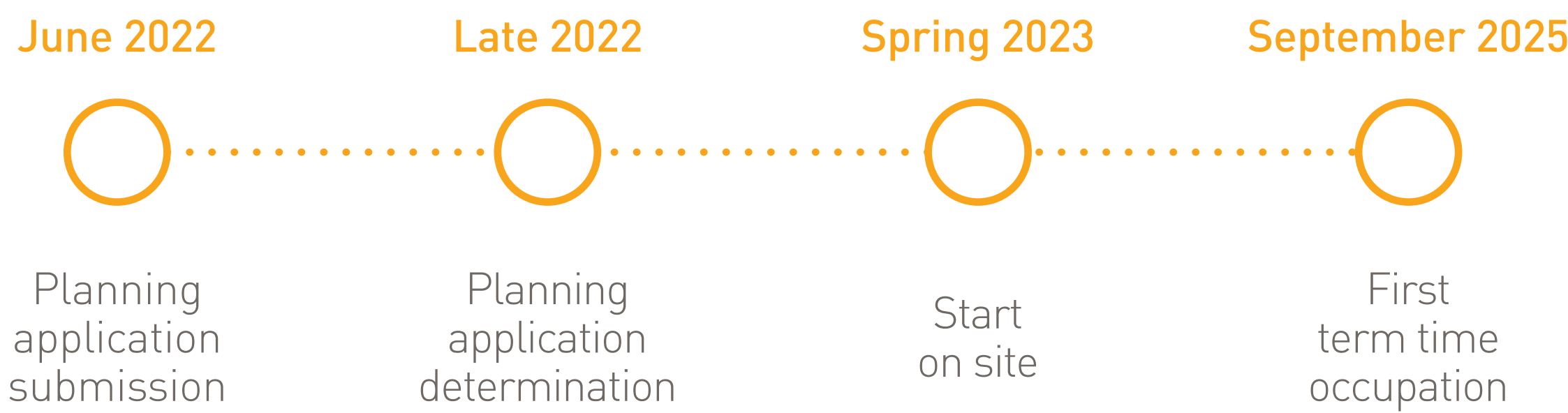
None of the buildings that form the Site are statutorily listed and the Site is not within the immediate setting of any listed building.

The site is located outside of the Manchester Air Quality Management Area (AQMA).

The entirety of the site and its immediate surroundings are located within Flood Zone 1 (indicating an annual probability of fluvial flooding of less than 1 in 1,000).

Our Timetable

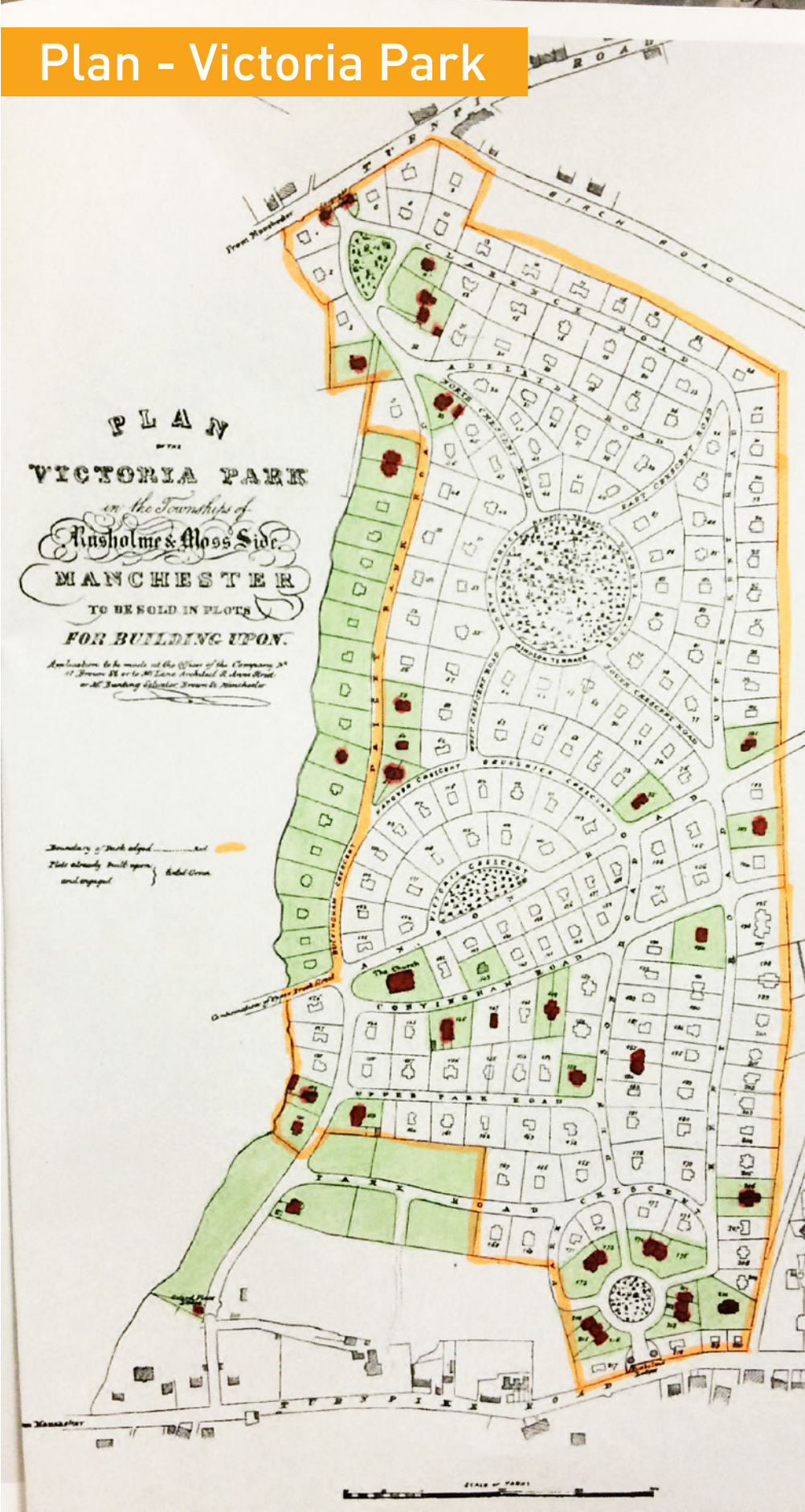
We propose to work to the following timetable from today to the first occupation of the new development:



Gate Lodge 1985



Plan - Victoria Park



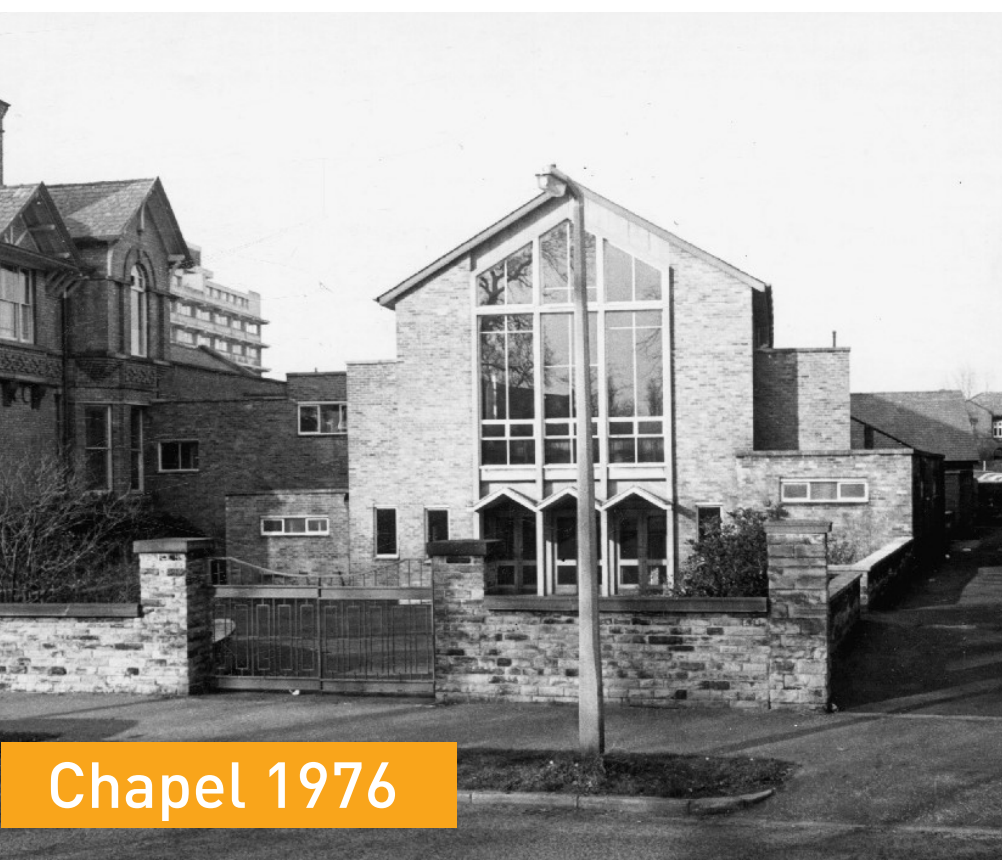
Woodthorpe 1976



Woodthorpe 1976



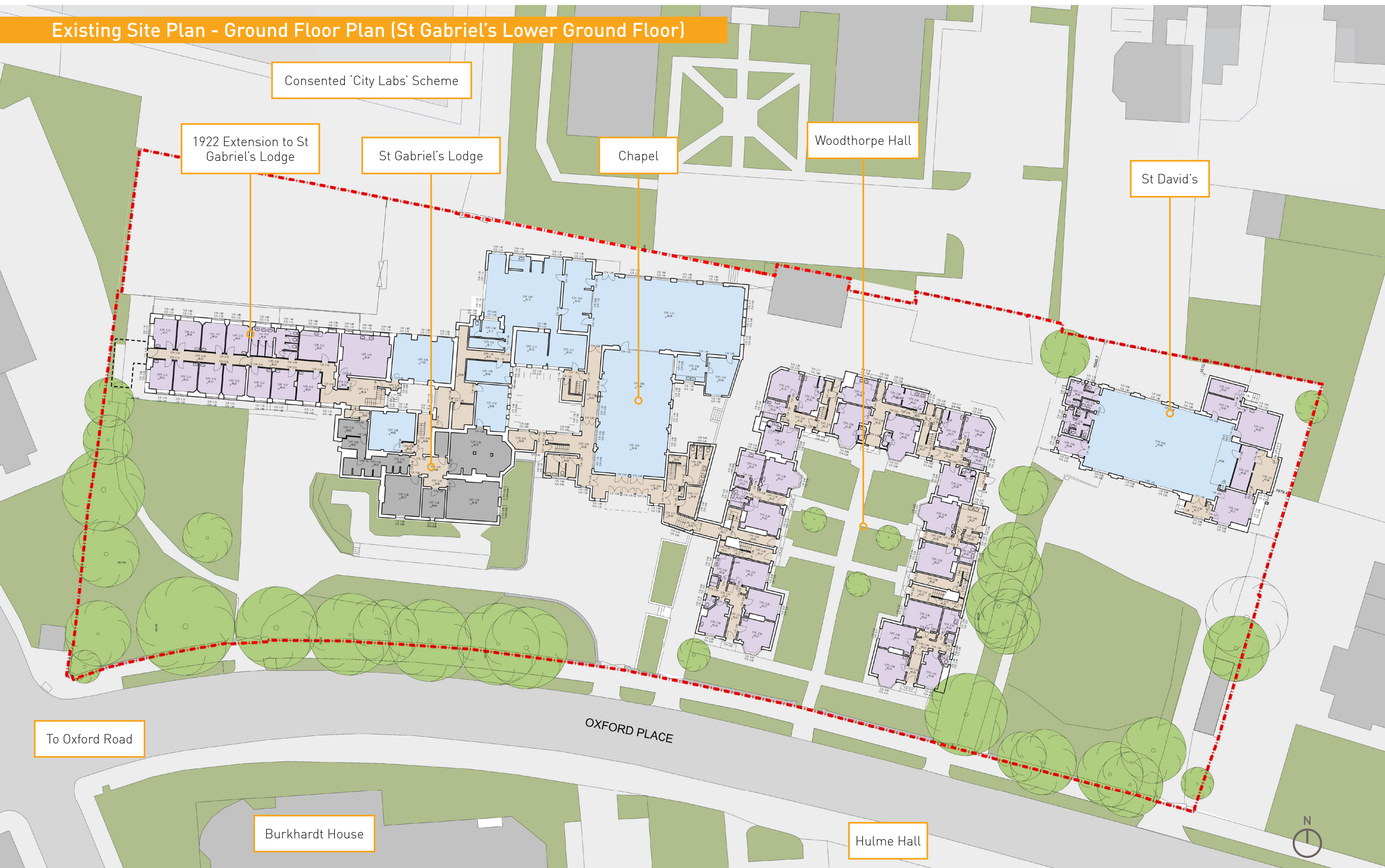
Chapel 1976



Significance Summery

- The St Gabriel's site is of historic and architectural interest due to its association with the Victoria Park development from the 1830s to the late 1890s and because of its association with the provision of women's only halls at a time when women struggled to access higher education due to their sex. Consequently, the established use of the site as student accommodation is of high importance.
- The St Gabriel's site is multi-phased and eclectic in character; this reflects the character area of the west end of Oxford Place within the Victoria Park Conservation Area which is different to the defined residential character to the south east, within the centre of the Conservation Area.
- None of the buildings within the Site yield sufficient heritage interest to warrant statutory listing.
- The c.1850s villa, 1963 Chapel, and 1938-39 Woodthorpe Hall are considered to be positive contributors to the character and appearance of the Conservation Area. These buildings are non-designated heritage assets (NDHA).
- The 1922 villa extension and 1935 St David's Church Hall are considered to be neutral contributors to the character and appearance of the Conservation Area.
- It is considered that there is capacity for change within the site, as a whole, which could enhance the heritage interest of the NDHA buildings. In turn there is the opportunity to enhance the character and appearance of the Conservation Area by reactivating the Site and giving it a sustainable, active use.

Existing Site Plan - Ground Floor Plan (St Gabriel's Lower Ground Floor)



Chapel (Current)



St Gabriel's



Woodthorpe

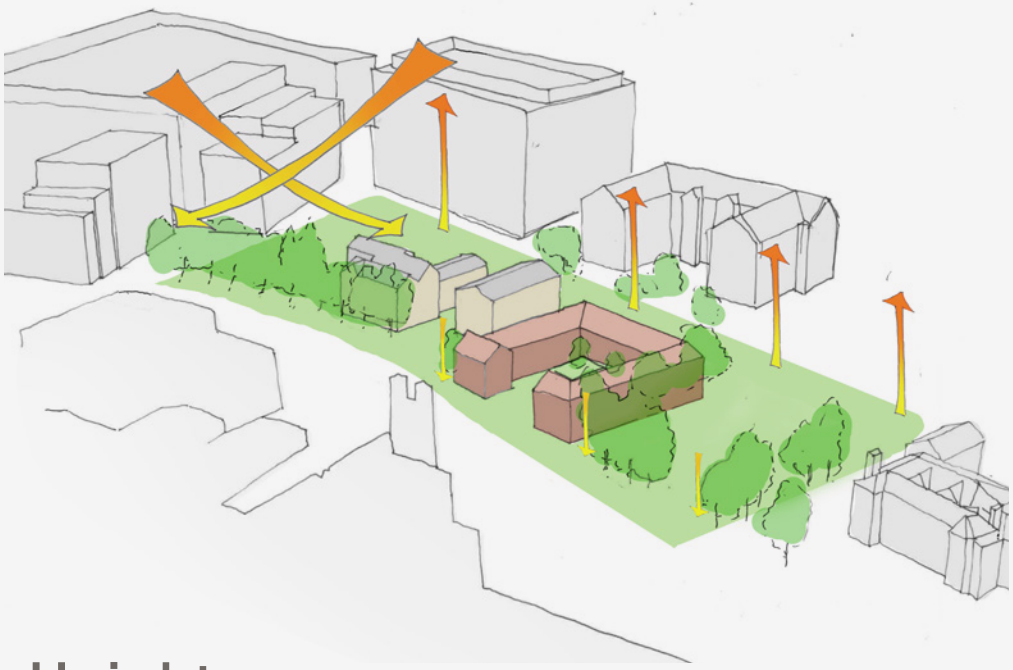


St Gabriel's



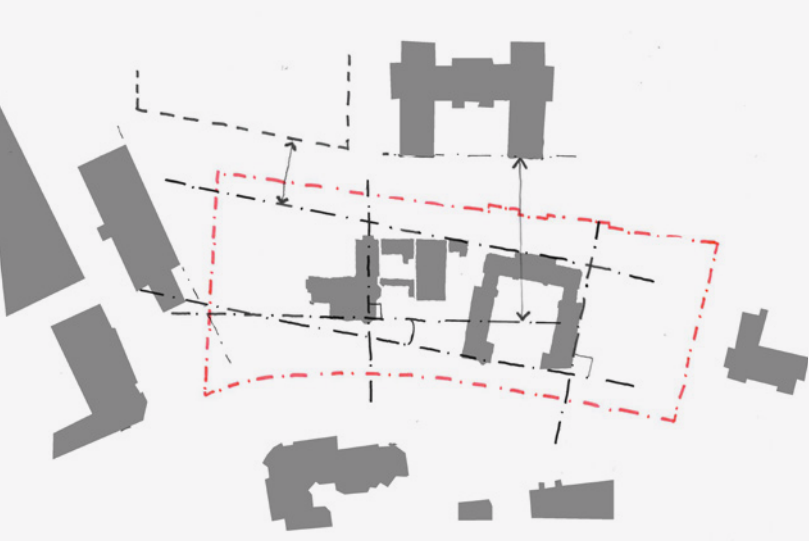
Street Frontage (Oxford Place)

Tying the lines of any new blocks into the urban grain already established by the retained heritage assets will further enhance their place and importance on the streetscape. The alignment of the newer blocks can be tied into St Gabriels and Woodthorpe respectively through materiality.



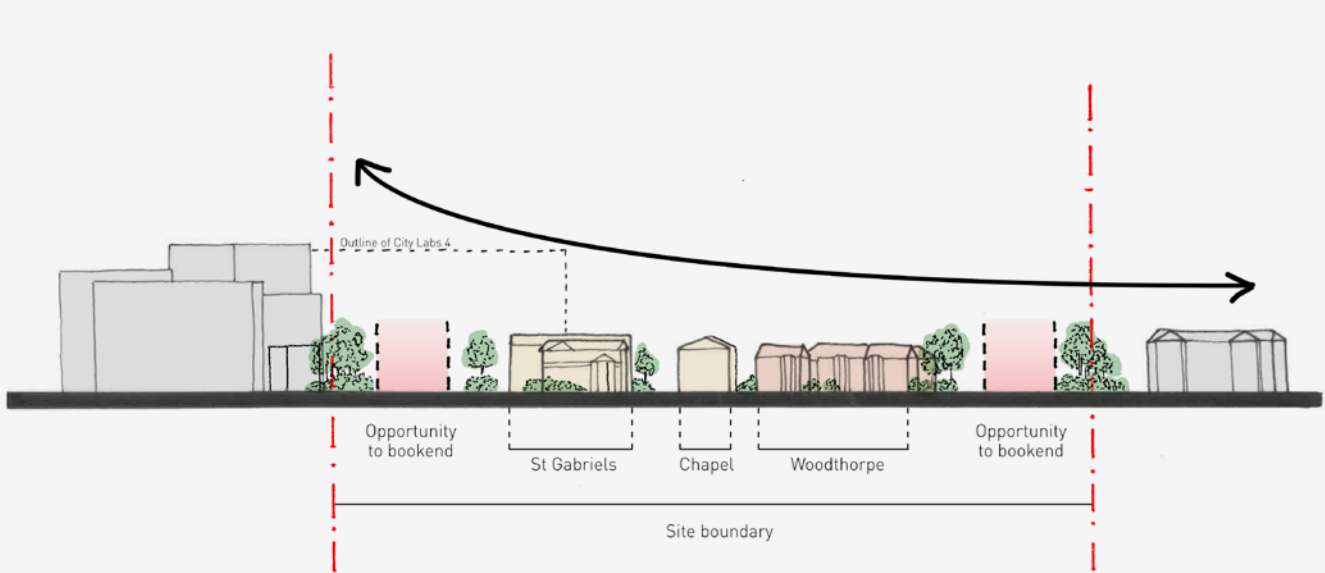
Height

As already established the retained existing buildings of Woodthorpe and St Gabriels have a lower scale than the newer and consented schemes adjacent to the site. Any new proposal must seek to redress this step in levels through its massing, with more scale toward the rear of the site, stepping down to Oxford Place.



Responding to Heritage Assets

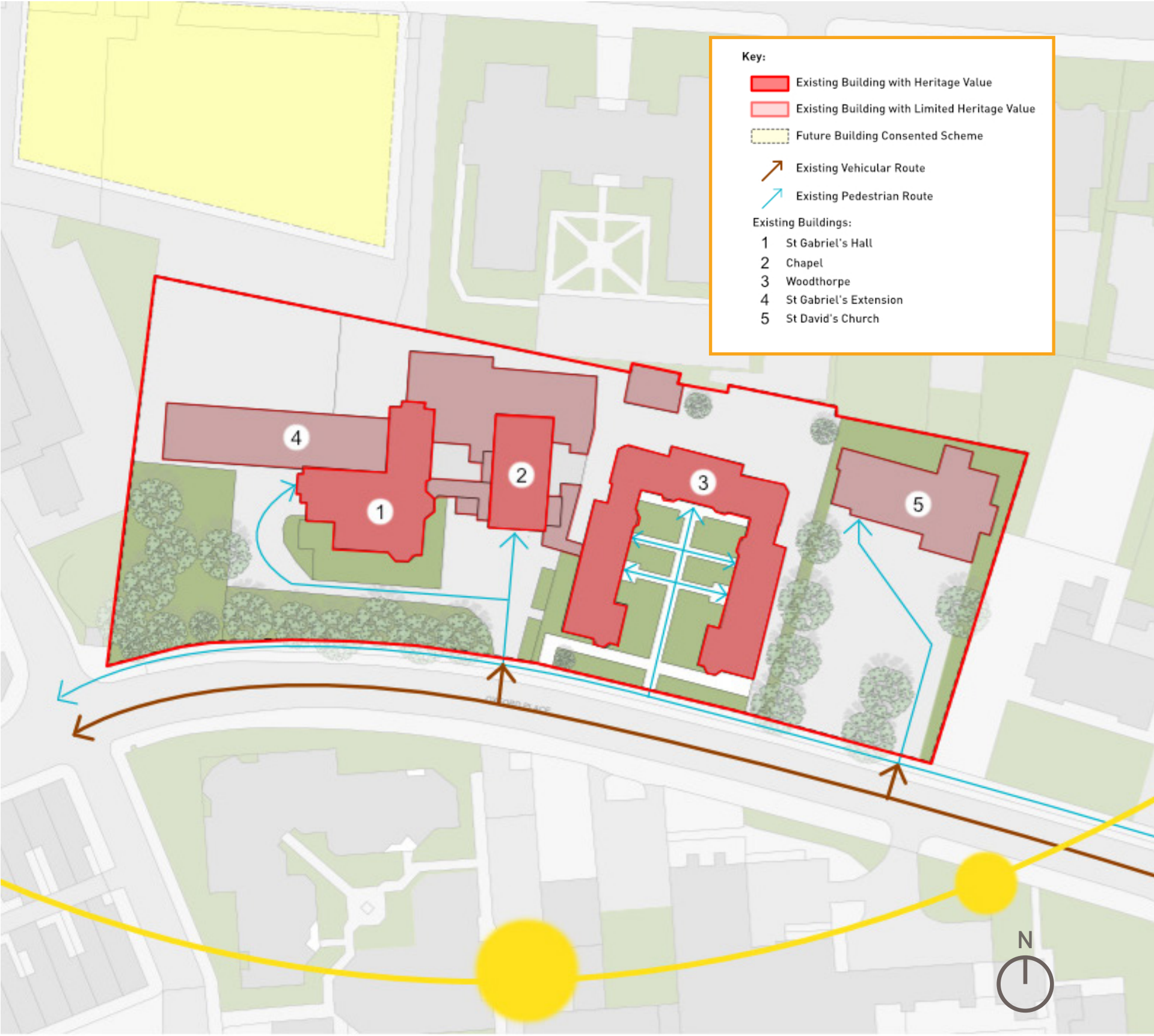
The two retained buildings, St Gabriels and Woodthorpe Hall, sit on different axis' thanks to the splay in Oxford Place at this point. The two new blocks could be tied into these grid, both in terms of massing and in finer facade details.



'Book End' the Site

The two new blocks at either end of the retained buildings can provide 'book ends' to the site, enclosing the site and creating pockets of green space within. As per the landscape strategy this sets 4 main courtyards in between different sets of buildings, giving each a distinct character and place. The benefit of this is to give the residents a sense that they are inhabiting a unique part of the site, with entrances to all blocks off these landscaped spaces.

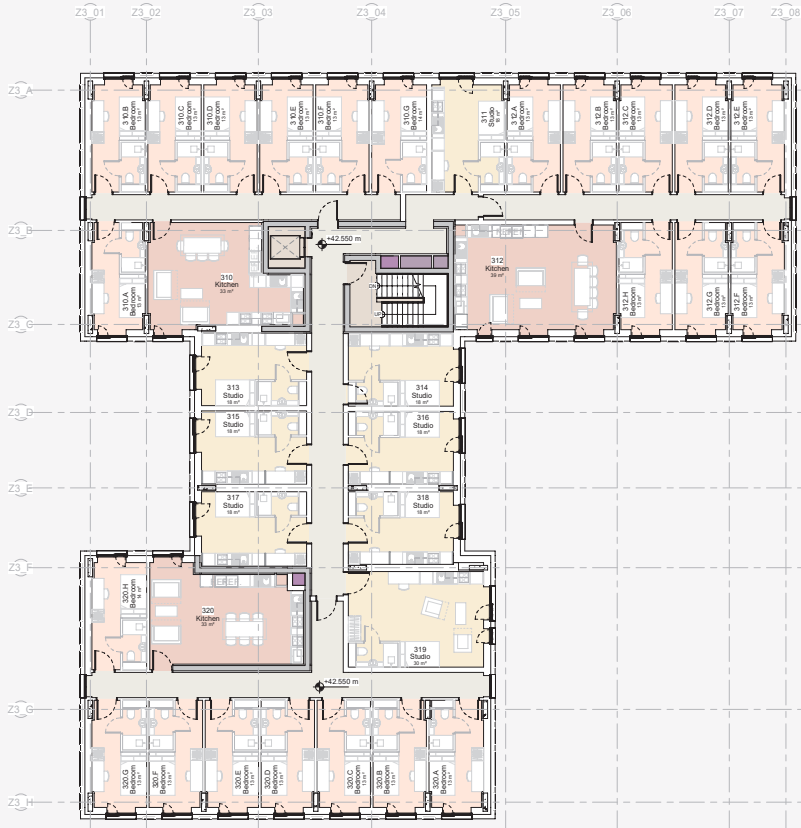
Massing



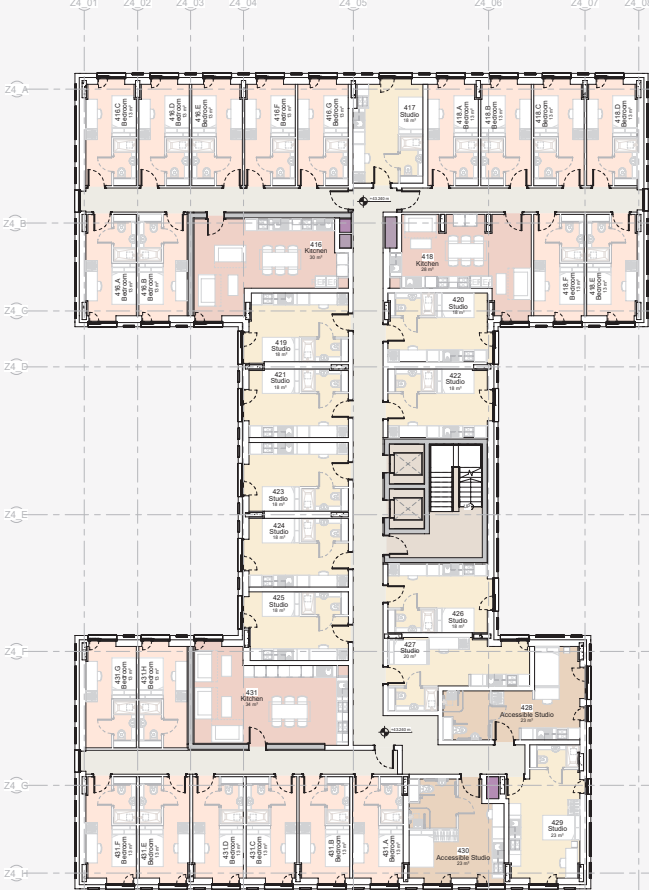
View Along Oxford Place Looking East



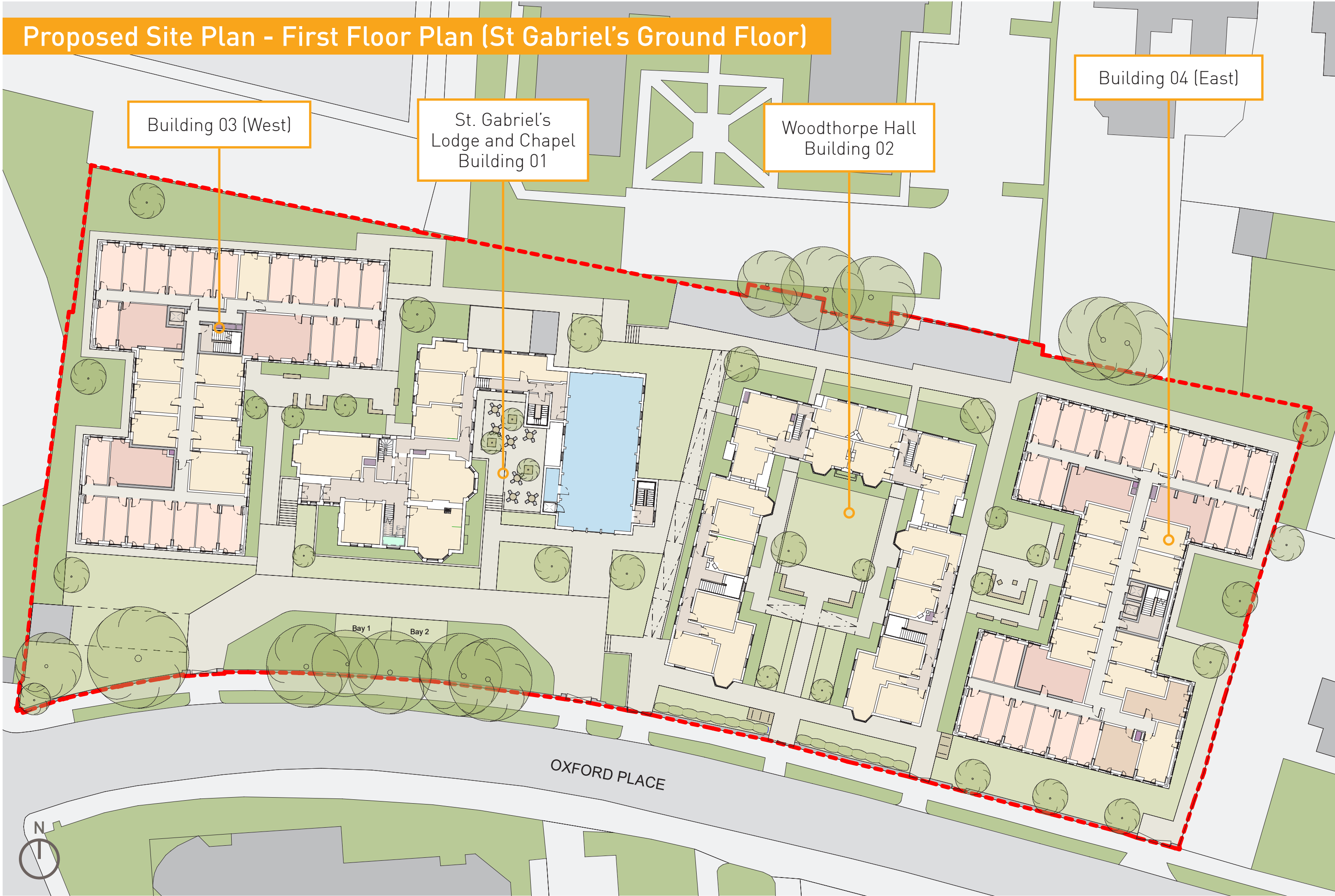
Building 03 (West)



Building 04 (East)



Proposed Site Plan - First Floor Plan (St Gabriel's Ground Floor)



Existing Building Precedent

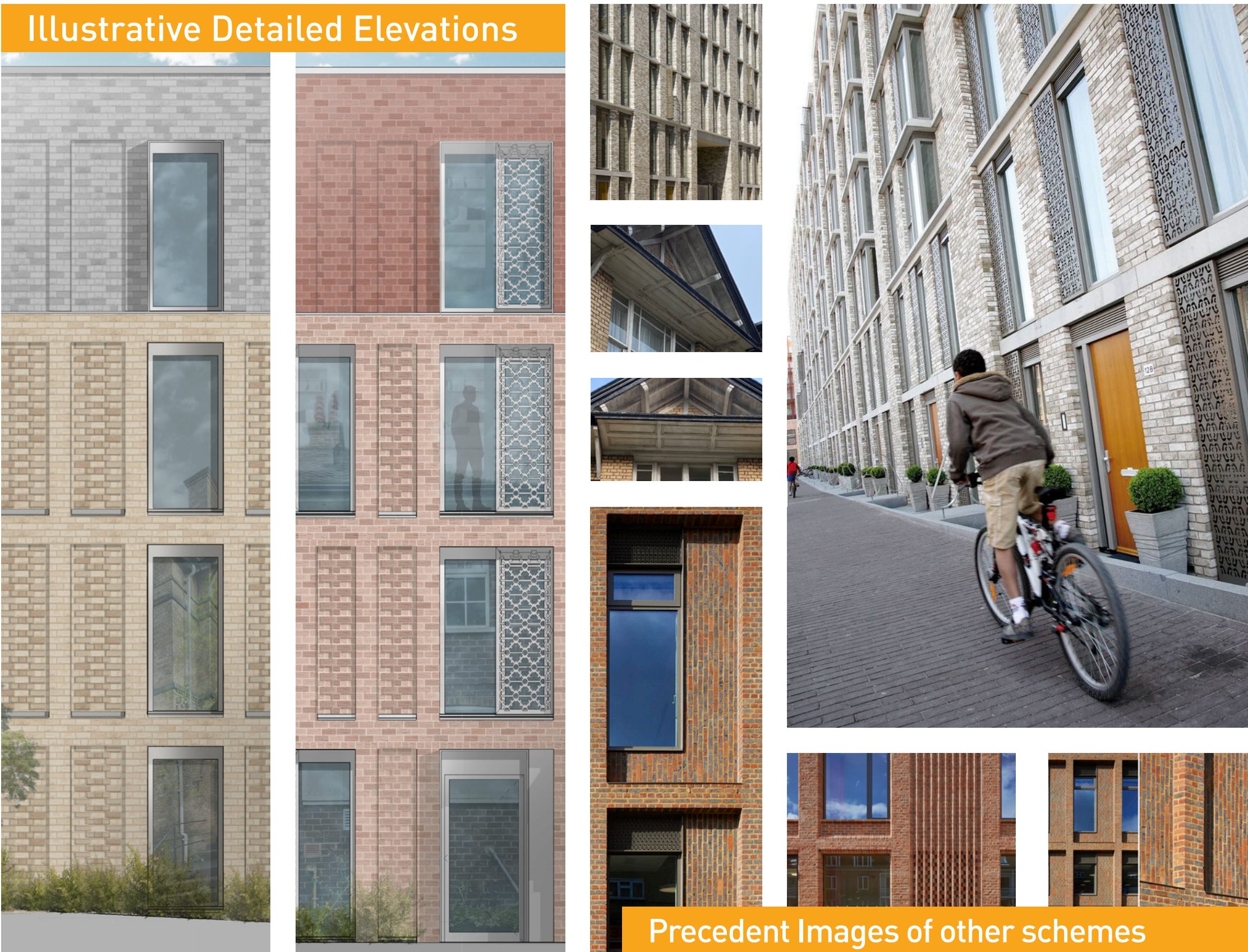
Retained Buildings

The retention of St Gabriel's and Woodthorpe Halls gives the opportunity for the facades of the new additions to the site to compliment the styles of the existing buildings both in terms of materiality and texture.

Facade

The facades of the new build elements will comprise of a brick grid with full height glazing and recessed brickwork. Within the brick recesses on the gable ends, brick relief patterns are used to relate to the crafted nature of the existing buildings those elevations address.

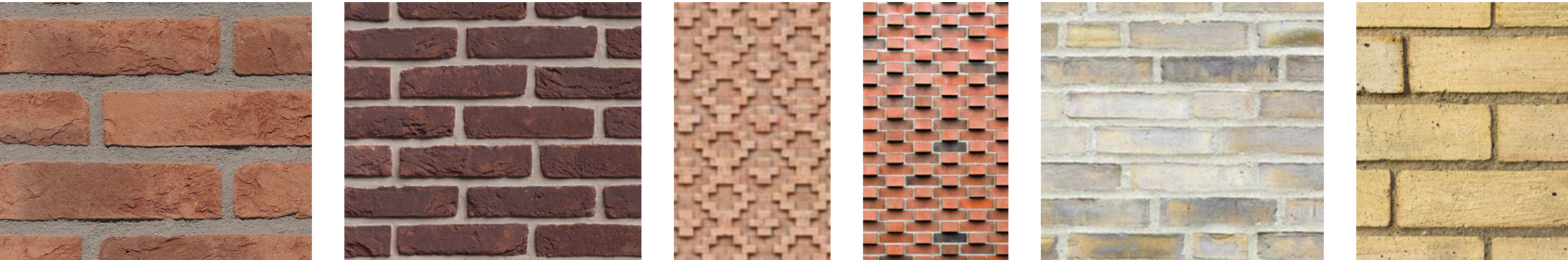
Illustrative Detailed Elevations



Woodthorpe Hall



St Gabriel's Hall



Precedent Images of other schemes

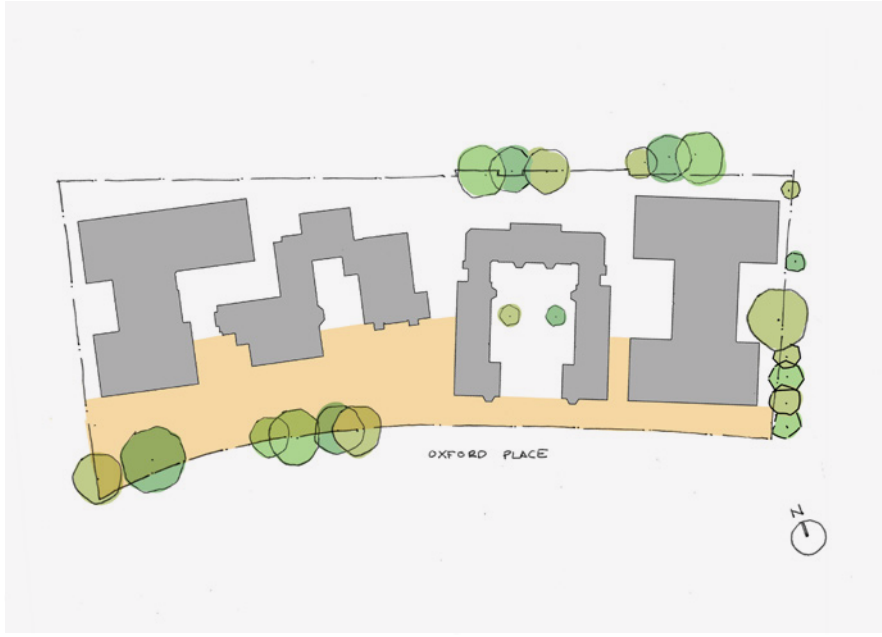


Public Realm

The illustrative masterplan aims to create a high quality, attractive and accessible external environment at St Gabriel's, that responds to the Conservation Area context and creates a biodiverse and resilient landscape.

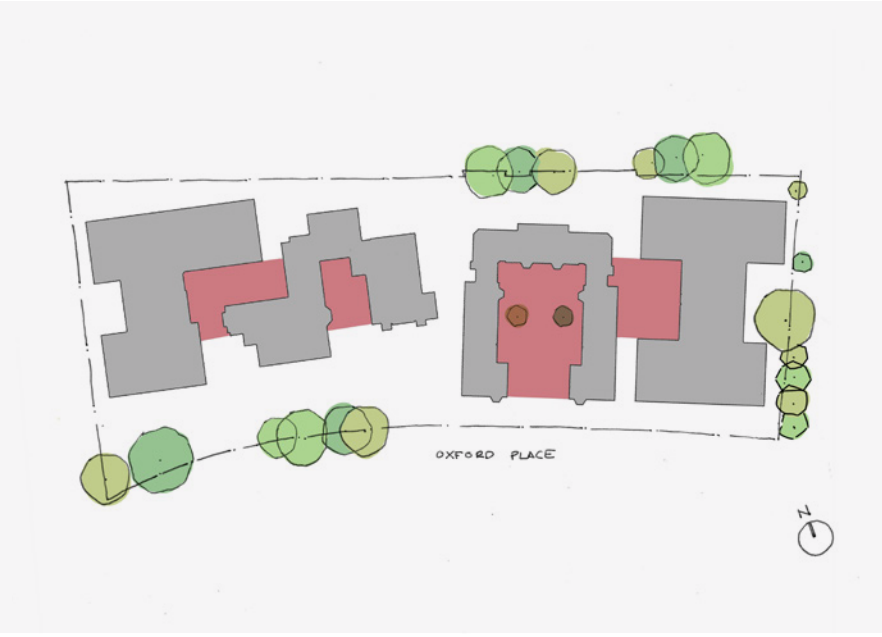
Key components of the masterplan includes:

- 01** Reconfigured driveway to accommodate 2 accessible parking spaces and fire tender access;
- 02** Enhanced landscaped frontage to The Lodge and Chapel building;
- 03** Enhanced courtyard to Woodthorpe building;
- 04** New courtyards to proposed buildings; and
- 05** Landscaped areas and accessible pedestrian paths between all buildings (with step-free route options)
- 06** Bin presentation area for collection of Oxford Place
- 07** Retention of mature trees to site frontage



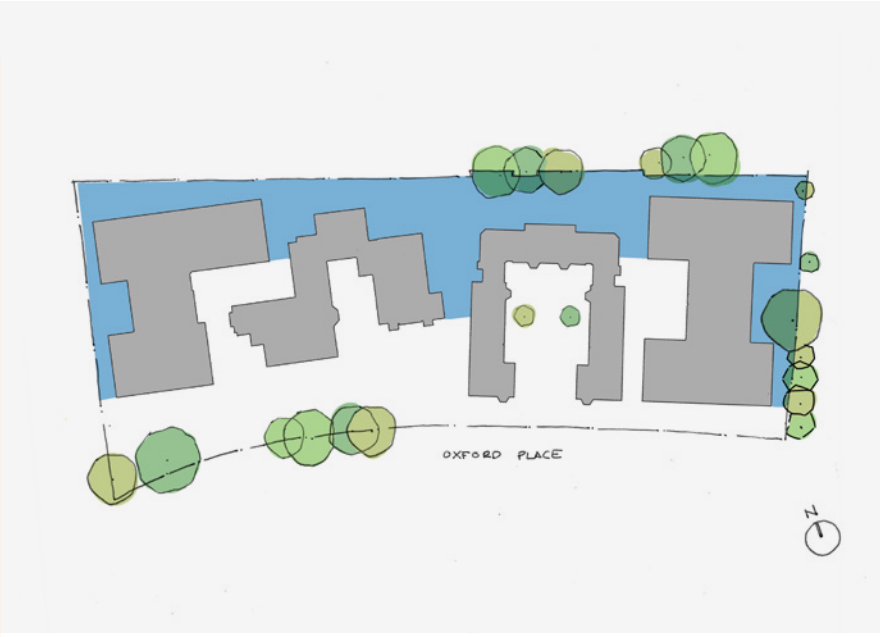
Frontage

- Retention of the majority of existing trees to maintain a mature and established character along Oxford Place;
- Integration of new, high quality planting and hard landscape to offer a sophisticated and rationalised appearance;
- Provision of legible gateways and routes into the site;
- Accommodation of fire tender vehicles and accessible parking bays



Courtyards

- Enclosed on at least three sides by buildings, with a strong relationship to main entrances;
- Various seating opportunities for individuals, or for small gatherings;
- Integration of verdant planting to provide calming and attractive spaces to overlook and to occupy;
- Provision of space for internal spill out of amenity spaces.



Gardens

- Peripheral areas around the edge and back of the site that primarily focus on pedestrian circulation and providing an attractive setting to the buildings
- Focus on soft landscape, with a mixture of mixed ornamental planting, lawns trees and wild flower meadows

View of St Gabriel's Lodge and Building 3 (West)



View Of Courtyard Between St Gabriel's and Building 03 (West)



View Of Courtyard Between Woodthorpe and Building 04 (East)

Contact details

Enquiries

Nicola Simpson

nicola.simpson@avisonyoung.com

Visit us online

[avisonyoung.com](https://www.avisonyoung.com)

Avison Young

Norfolk House, 7 Norfolk Street, Manchester M2 1DW

Copyright © 2022. Avison Young. Information contained in this report was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein. All opinions expressed and data provided herein are subject to change without notice. This report cannot be reproduced, in part or in full, in any format, without the prior written consent of Avison Young.