

SUPPORTING INFORMATION FOR THE PROPOSED EXTERNAL ALTERATIONS

1-2 Burton Place
Manchester
M15 4PT

For and on behalf of Baytal Enterprises Limited
Ltd

Job Ref: 4044
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For and on behalf of Croughan Holdings Ltd

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1 INTRODUCTION

1.1 Purpose

This document has been prepared to provide the required information/statements required to be submitted as part of the Full Planning Application for the installation of additional glazed entrance doors at 1-2 Burton Place Manchester M15 4PT. It provides a detailed description and assessment of the proposals.

1.2 Scope

The proposed alterations involve replacing several existing double-glazed powder coated aluminium full height windows with entrance doors to access each space using the same system as the existing entrance doors elsewhere in the main elevations. The current external pavement is level so there is no need to undertake any alterations to the surrounding levels. The doors are part of the current window system and thereby will have minimal impact to the architectural detailing of the building.

Existing and proposed drawings including floor plans and elevations have been included in support of this submission.

The following further documents have also been prepared and included as part of the Planning Application.

- Design and Access Statement
- Heritage Assessment

This document includes the following further information.

- Planning Statement
- Design Code Compliance Statement
- Context Character Statement
- Digital Connectivity Statement
- Materials Schedule
- Waste Management Strategy

2 PLANNING STATEMENT

2.1 The Proposed Development

This Planning Statement supports a full planning application for:

- Replacement of 4 no. individual window screens with external doors from the same manufacturers compatible system

The proposed development consists of the minor alterations to the external building envelope.

Whilst the properties are not listed, they are located within the Manchester Castlefield Conservation area. The property was constructed in 2005 and is of typical of this period of construction. The building is a purpose built 7-storey block with ground floor commercial units and apartments above.

The building is within an area of Castlefield that consists of a mixture of commercial and residential developments with properties of varying age.

2.2 Supporting Documents

The following documents are submitted in support of this application:

- 4044E01 – Existing layout plan and Ellesmere Street elevation
- 4044E02 – Existing layout plan and Burton Place elevation
- 4044P01 – Proposed layout plan and Ellesmere Street elevation
- 4044P02 – Proposed layout plan and Burton Place elevation and Cross sections.

2.3 The Site and Surroundings

The main elevations face onto Ellesmere Street and Burton Place, the rear of the property has car parking with Worsley Street beyond. The access to the property is directly from Ellesmere Street and Burton Place. Access to the car park to the rear of the property is via Ellesmere Street.



The property forms part of the Burton Place development which forms a terrace of apartment blocks with 9 & 15 Burton Place. Within 1-2 Burton Place there are a total of 21 apartments above ground level directly over the units. Three commercial units are present to the ground floor of which currently consist of office accommodation. The ground floor units relating to the works are currently vacant.

2.4 The Proposed Works

The proposed works are to an existing building which is to be retained with no extension proposed. The works consist of minor external alterations to the building envelope, and no internal alterations are required. No works are required to landscaping and any garden areas and no additional parking is planned for the property.

Existing prefinished powder coated aluminium double-glazed doors are currently installed. It is proposed to replace 4 no. window screen units with matching doors from the compatible Schuco system. The introduction of the doors will enable the commercial space to be sub-divided and more lettable. Front facing doors will allow access off Ellesmere Street and Burton Place and a door introduced on the rear will allow access additional rear access.

No alterations are proposed to the internal floors or staircases.

The drawings included within the Planning application detail all proposed external alterations to the commercial units.

2.5 Compliance with National and Local Policy, Standards and Guidelines

Reference is made to the following documents.

- National Planning Policy Framework
- Relevant sections include Chapter 7 (Town Centres), Chapter 12 (Achieving Well-Designed Places) and Chapter 16 (Conserving and Enhancing the Historic Environment).

The proposal supports city centre vitality, reuses an existing building sustainably, preserves the character and appearance of the Conservation Area and delivers material enhancements.

Under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, special attention must be paid to preserving or enhancing the character or appearance of a Conservation Area.

The proposal preserves the principal façade, retains key architectural features. The statutory duty is satisfied.

The proposed alterations to the building within the conservation area demonstrates that the development is sustainable with the works ensuring the ongoing occupation of the property whilst protecting its architectural detailing with minimal alterations proposed to the building envelope itself.

The development is also sustainable in terms of its transport links being located within close proximity to Manchester City centre with easy access to the Metro station, train station bus stops and the road network with the M60, M62 and M56 easily accessed from the site.

The building alterations will result in the creation of employment opportunities and will also bring people to the Manchester City centre who will utilise the services and facilities of the City centre.



The development does not significantly increase the existing office space within Manchester City centre with the existing building use being predominantly maintained albeit the occupation levels within the building is likely to increase marginally by splitting the lettable commercial spaces over the previous commercial occupiers of the building.

It is considered that the proposed works will not have an adverse effect on the architectural heritage of the property and thus will remain in-keeping with the surrounding buildings and thus will protect the Conservation designation of the area of Castlefield.

It is also noted that Burton Place is within an area predominantly designated as C3 Residential transitioning from the original industrial use.

The use of the ground floor units to the building for commercial use will result in minimal noise disturbance to the residential apartments and adjacent buildings outside of normal working hours as opposed to alternative uses such as restaurants, retail or public houses.

Existing parking is already provided to the property no further parking is required.

2.6 Consultations

Initial discussions purely to establish what documentation is required for the alterations have been held with Lucy Harrison; Planning Officer for the Castlefield area.



3 DESIGN CODE COMPLIANCE STATEMENT

Applications must demonstrate through the submission of a Context Character Appraisal the design of the development reflects and reinforces the character of the area.

There will be no significant change to the property externally with the original building envelope being retained.

The changes which are proposed to the external facades are introducing matching doors to others already within the ground floor curtain wall screening and thereby are sympathetic and in keeping with the original design features of the property with materials being utilised.

The character of the building will therefore not be changed.

Applicants must demonstrate that they have optimised opportunities to protect existing views, vista and landmarks and created new views into and out of the development site.

The alterations do not have any impact on the existing views.

Buildings must be designed around a landscape-led strategy and sited in a manner that allows sufficient space to be provided between buildings to create a positive identity and sense of place. Siting must also deliver appropriate provision of setback, circulation routes, amenity space, public realm, tree planting, soft landscaping and verges.

The proposed works are to an existing building whose footprint is not to be revised therefore no changes are proposed in terms of spacing between buildings.

Buildings must provide active frontages that respond to one another, the street and areas of public realm.

The frontage of the property is not being altered, the original frontage design is to be retained.

When planning an estate or business park developments must optimise connectivity through the site and beyond

Not applicable

Navigation through commercially led environments must be clear efficient and well signposted.

No changes are proposed.

Applicants must demonstrate that the site layout and building design of commercial and non-residential developments has taken account of strategies for fire and emergency access, waste collection, cleaning and repairs.

Access to the site for emergencies and waste collection will remain as existing with the property accessed directly from Ellesmere Street and Burton Place with access also provided to the rear of the premises via Worsley Street.

The scale, form and profile of buildings must respect that of the surrounding site context. Where set-backs at roof level are used, the set-back element must be designed as an integral part of the building using matching materials.



The building scale will not alter as part of the proposed works.

The scale and form of the building must be designed to allow daylight and sunlight into buildings and amenity spaces.

The scale and form of the building will not alter as part of the works and therefore there is no impact on adjoining buildings and amenity spaces.

Boundary treatments, including gates, must be in keeping with the surrounding traditional context.

No alterations are to be made exterior boundaries, gates and surrounding areas.

Historic boundary treatments must be retained and new openings kept to a minimum.

Not applicable.

The design of commercial and non-residential buildings must provide architectural interest and articulation to elevations. All principal elevations should provide active frontages at ground floor level.

The elevations largely remain unchanged with the exception of the creation of additional door openings in lieu of current fixed window screens. The original architectural detailing of the building and specific powder coated aluminium window system will be continued by using doors from the manufacturer's compatible systems.

Entrance lobby spaces must be formed in the principal elevation; in keeping with the scale of the building; clearly articulated; well detailed; accessible from the main highway by foot; well-lit; integral to the overall architecture of the building; and, finished in robust materials.

Not applicable.

Primary facing materials must reference common materials from the surrounding context.

The materials to the elevations will not be altered as part of the works. New materials which will be introduced in the replacement of full height double glazed window screens will be replaced with compatible doors from the same system currently used in other locations on the elevations.

Surface parking must be well landscaped and allow for natural surveillance and easy access to the buildings it serves. No more than ten spaces should be provided in a double row without being broken up by landscape. Parking layouts must comply with the relevant codes set out in the 'Landscape and Industrial and Commercial Sheds' sub-chapter in 'Landscape and Nature'.

Not applicable.

Undercroft parking must be obscured from view from the street, form an integral part of the overall elevation design, with vehicle access points limited and active frontage optimised.

Not applicable



Where basement parking is considered to be acceptable, the entrance must not be located on the principal elevation and must be integral to the overall architecture of the building. Retaining walls must be kept to a minimum and designed to minimise the visual impact on the external appearance of the building, the site and streetscene. A high-quality landscaping scheme must form part of the overall design proposal.

Existing provision, no works applicable

Cycle parking must be provided in a covered, secure and easily accessible location and provide for a range of cycle types.

No specific cycle storage is currently being considered as part of the proposed works however could be provided if required.

The need for infrastructure such as sub-stations, pumping stations and plant and equipment, including water tanks, must be considered at the outset of the design process and integrated into the design of the building or site.

Not applicable.

Bin stores must be integral to the design of the building or otherwise screened from the public realm where this is not possible.

The commercial bins are to be stored within a bin storage area within the basement car park as they are currently stored.

4 CONTEXT CHARACTER APPRAISAL

In terms of the scale, density and massing of the proposed development no changes are proposed to the building footprint or scale. The proposed installation of the additional doors are not considered to have an impact on the building's scale, density height or massing.

The proposed works results in no impact to adjacent heritage assets.

Whilst there are proposed changes to the elevation through the introduction of the doors the construction details will match the existing doors and window powder coated aluminium system.

The streetscape for the site remains unchanged. External paving's will not be affected as level access is already available.



5 DIGITAL CONNECTIVITY STATEMENT

A fibre line is already installed to the property with good connectivity in place. There are no plans to alter or amend the existing installation to the building.



6 MATERIALS SCHEDULE

The following materials are proposed to be utilised in relation to the external alterations which form part of the proposed works.

Building Element	Existing Material	Proposed Material
External Doors	Schuco Powder coated aluminium double glazed door system, RAL. 7016.	Schuco Powder coated aluminium double glazed door system, RAL. 7016.



7 WASTE TRANSFER STRATEGY

7.1 Purpose

This Waste Management Strategy sets out how waste arising from the occupation and operation of the premises will be segregated, stored securely, collected by a licensed carrier and transferred in accordance with statutory requirements.

The strategy ensures compliance with the Environmental Protection Act 1990, Waste Duty of Care (Section 34), Control of Pollution Act 1974 and the Waste (England and Wales) Regulations 2011.

7.2 Waste Contractor

Waste is currently collected by Biffa Waste Services Limited under a formal service agreement. The contractor operates through a network of licensed waste carriers and authorised disposal facilities in accordance with UK waste legislation. Annual Waste Transfer Notes will be issued and signed in accordance with Duty of Care requirements.

7.3 Waste Streams

The following waste streams are currently segregated on site:

- Mixed Municipal Waste – general non-recyclable waste.
- Mixed Packaging – cardboard, paper, plastic bottles and clean packaging.
- No hazardous or specialist waste is deposited within these containers. Any hazardous waste arising is managed separately through an appropriately licensed contractor.

7.3 Storage and Containment

Waste is stored in 1100-litre wheeled bins provided by the waste contractor. Bins will be stored within the designated bin location in the basement bin storage room.

Bins will not be stored on the public highway.

The bin area is managed to prevent litter escape and minimise visual impact.

7.4 Segregation and Recycling

Waste is separated at source to maximise recycling rates and reduce landfill disposal. Clear signage is provided internally to ensure correct waste stream use, avoidance of contamination and compliance with contractor requirements.

Food waste segregation supports diversion from landfill. Packaging segregation supports recycling and resource recovery.

7.5 Collection Arrangements

Collections occur on a scheduled basis as agreed with the contractor.

On collection days all waste is fully contained within bins, lids are closed, access routes are kept clear, and bins do not exceed agreed weight limits.

Missed collections will be reported promptly.



7.6 Duty of Care Compliance

Realty as managing agent for the site, will ensure waste is accurately described, sign Waste Transfer Notes annually, retain records for the statutory minimum period and ensure waste is transferred only to licensed carriers.

The waste contractor may suspend services if transfer documentation is not completed in accordance with legal requirements.

7.7 Health and Safety

The site ensure safe access for collection vehicles, no obstruction to bin access, bins positioned safely and no overfilled or unsafe containers.

The waste contractor may carry out site-specific health and safety assessments prior to service commencement.

7.8 Environmental Objectives

The strategy aims to promote recycling, reduce contamination, prevent fly-tipping, maintain clean external areas and ensure compliant and traceable waste transfer.

Waste volumes will be reviewed periodically to ensure container capacity remains appropriate.

7.9 Monitoring and Review

Waste generation and service adequacy will be reviewed periodically following occupation.

If required, collection frequency may be increased, additional containers introduced or waste streams refined.

7.10 Conclusion

This Waste Management Strategy provides a clear and compliant framework for managing operational waste at 1-2 Burton Place.

Waste will be properly segregated, securely stored at the rear of the premises, collected by a licensed carrier and managed in accordance with statutory requirements.

The strategy supports sustainable occupation of the premises and accords with local authority expectations for town centre commercial premises.

