

**44-50 Portland Street
Manchester
M1 4GS**

Design, Access , Heritage and Planning Statement

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Design, Access , Heritage and Planning Statement for:

44-50 Portland Street Manchester

Change of use and conversion to provide 4 no. apartments (Use Class 3) on First to Fourth floors, retention of existing use on upper and lower Ground floor use (Class E(c))

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**Front Elevation 44-50 Portland Street
Manchester**

1. Introduction.

Heritage Planning Statement

44-50 Portland Street, Manchester M1 4GS

1.1 This statement has even been provided in support of an application for full planning permission and listed building consent in relation to a redevelopment project at 44-50 Portland Street, Manchester M1 4GS

The subject property is located in Manchester city Centre, within the China Town area, and is Grade II listed. The property is currently vacant from ground floor to the fourth floor. The lower Ground floor is still in use as a restaurant and is not part of this application. Please refer to the location plan (marked in red) submitted as part of the application.

1.2 The application description of the development is :-

Change of use and conversion to provide class C3 residential use from first to fourth floor. Retention of the retail use, class E for Upper Ground floor.

1.3 The property has obtained approval from Listed Building consent for the replacement of existing roof finishes, skylights, repointing and brickwork repairs to the rear elevation:(141454/LO/2024) and Listed Building consent for repair, reglazing, and, replacement of front and rear windows: (143406/LO/2025).

2. The application site and surrounding area.

The application site

2.1. The Grade II Listed Building entry describes it thus:-

GV II

various home trade warehouses, now cafe, betting shop and offices. Probably c.1850-60; altered. Red brick in Flemish bond, with sandstone dressings and slate roof. Rectangular plant right-angles to street. Simplified palazzo style. Five storeys over basement, a symmetrical 6 window facade; vermiculated plinth, pilastered ground floor with cornice, sill-bands to all upper floors, moulded cornice with blocking course. Round-headed doorways to left and right, with set-in shafts, enriched lintels, moulded heads with keystones, divided panelled doors, and cornices on consoles, and windows over altered basement openings in the intermediate bays; segmental-headed windows at 1st and 3rd floors, those at 1st floor above the doors with moulded stone architraves and cornices and the others with set-in stone surrounds and linked lintels, and those at 3rd floor with surrounds; square -headed windows at 2nd and 4th floors, those at 2nd floor with set-in stone surrounds and those at 4th floor with set-in stone shoulders, all with linked lintels: all these windows sashes without glazing bars. Rear and interior not inspected. Forms group with 52 and 54 to left (q.v.) and with No.36 Charlotte Street (Fraser House) to right (q.v)

Listings NGR: SJ8423697995

2.2 Conservation Area

The property is located within George Street Conservation Area in the heart of Manchester City Centre and was designated in 1985.

The Conservation Area is bounded by Mosley Street, Charlotte Street, Portland Street, Oxford Street, George Street and Dickinson Street.

It is a busy commercial district with mixed uses including, shops, restaurants, Banks and residential housing. The area is best known as Manchester China Town. The property lies in a prominent position on the north eastern row of the Conservation Area, at the junction of Charlotte Street and Portland Street.

2.3 Historically, the area has been a changing and dynamic place, due to fluctuating economic circumstances. The economic revolution of the Industrial age was a key factor in the development of the area. Many of the residential properties were demolished or converted into textile warehouses and residents gradually moved out to the suburbs, the area was progressively taken over by commerce.

2.4. Depopulation of the area was reflected in the redundancy of St. James Church and by the building of new warehouses from the mid-19th to the turn of the century.

However, with the decline of the British cotton industry, particularly during the early to mid-20th century period, warehouses were either left empty or only partially used. Consequently, they fell into disrepair and rents dropped.

2.5 The decline started to reverse when the Chinese Community opened restaurants in the area. The first restaurant was opened in 1948; it was not until the 1960s that the area became popular with the Chinese Community. Initially the area had tightly-drawn boundaries. Chinatown, as it is now commonly known, has grown to become one of the largest provincial Chinese Communities in Britain, within a wide range of facilities. The Chinese Imperial Arch, the largest of its kind outside of China, stands astride Faulkner Street, forming the cornerstone of the adjacent Chinese Garden.

Historical Context/background of the building

2.6 The building forms part of a group of similar 19th Century buildings on the street, with several, designed by the same Architect, though the specific individual Architect for 44-50 is not explicitly named in the listed building notes provided.

Portland Street, developed primarily during the mid-19th century as a hub for shipping and textile warehouses, features iconic, often electric, designs from architects, like Travis & Mangnall, 35-37 Portland Street and Edward Walters, The Portland Hotel & Frazer House. The street was a showpiece of Victorian commercial wealth until the mid- 1800's. However, the Manchester Blitz of WWII caused significant damage, particularly to the blocks between Chorlton and Sackville Street, leading to the construction of modern office slabs in the 1960s and 70's that broke the original Victorian building line.

2.7. On the right hand side is Frazer House, on the left hand side is 52-54 Portland Street Grade II list entry no: (1246953) Textile warehouse, now restaurant. Probably

construction 1860-70; altered. 5 storeys over basement simplified palazzo style.

Current Position

2.8. The most recent users of the building have been the restaurant (lower ground floor). The last use of the upper ground floor was Ladbrokes betting office. It is now vacant. The upper floor accommodation has been vacant for many years.

In 2024-2025,

2.9. Previous listed building consent was granted for external repairs to the building envelope, includes, repairs and replace the roof finishes, roof lights, and external windows and reporting external brickworks.

3.0. Planning history

Planning history associated with the application building. The applications identified are presented below:-

3.1. 143406/LO/2025 - listed building consent for repair, reglazing and replacement of front and rear windows. Granted - 18th September 2025

3.2. 141454/LO/2024 Roof

3.3. 127270/LO/2020 Internal

3.4. 127275/AO/2020 Change of use

3.5. 127274/FO/2020 Listed consent - signage

4.0. The proposed scheme

Description of proposed scheme

Proposed Conversion of Upper Floors from Retail/Office to Residential (4 × 6P3B Units) with Retained Ground Floor Retail

4.1 The building is currently vacant at ground to fourth floors, with basement space still in active use (not part of this application).

The proposal seeks to:

- Retain the existing retail use at ground floor;
- Reconfigure the internal layout to create a protected stair core;
- Convert the first, second, third, and fourth floors to residential use, comprising 1 no. 6 person 3 bedroom apartment (6P3B) per floor;
- Retain and protect historic features, including the central spine wall and existing external elevations.

4.11 SITE AND HISTORICAL CONTEXT

40–55 Portland Street is a **Grade II listed commercial block** located within Manchester city centre. The building forms part of the historic nineteenth-century expansion of Portland Street, which developed into a major commercial corridor during Manchester's industrial-era economic growth. The building was a former home-trade warehouses (previously used as café, offices, etc.),

likely built in the 1850s–60s in simplified palazzo style with red brick, sandstone dressings, slate roof, and five storeys over a basement.

The structure is characteristic of the period, with:

- Robust masonry elevations,
- Vertically proportioned windows,
- A central internal spine wall,
- And internal partitions typical of Victorian/Edwardian commercial architecture.

The building originally accommodated trade, office, and retail activities, reflecting its prominent location and the economic profile of the area. The façade remains largely intact, and the proposal respects this historic significance by retaining all elevations and core structural arrangements.

4.12 Existing Use

- Basement: In active use (to remain unchanged).
- Ground floor: Retail with two existing entrance points.
- First–Fourth floors: Vacant office and ancillary space.

4.13 Proposed Use

- Ground floor: **Retail retained.**
- Upper floors: **4 × residential apartments**, one per floor (**each 6-person, 3-bedroom**).

The change of use brings a long-vacant listed building back into sustainable occupation, contributing to city-Centre housing supply while preserving historic fabric.

4.14 Layout

Residential Layouts

Each floor from first to fourth will contain a single 6P3B apartment. All apartments follow identical layouts and are designed in full accordance with the Technical Housing Standards – Nationally Described Space Standard.

Key layout features include:

- A protected entrance hallway meeting *Approved Document B, Section 3.18*, providing 30-minute fire resistance and a maximum length under 9 m;
- No part of any habitable room exceeding 9 m travel distance to the hallway door;
- Stacked service risers running vertically through all residential floors;
- A dedicated service zone provided in the floor build-up to accommodate horizontal distribution;
- The central spine wall retained through all floors;
- The top-floor apartment retains part of the existing rooflight above the kitchen / living / dining space, ensuring natural light while preserving heritage fabric.

Circulation

The existing staircase and lift shaft will be enclosed to form a protected means of escape from all floors. The enclosure will be built to current standards for both:

- Fire resistance, and
- Acoustic performance.

The stair will no longer open directly into the ground-floor retail area. The two existing entrances will continue to function one for customer access to retail space and one for residential use.

4.15 Scale

No extensions or increases in footprint or height are proposed.

The proposal is entirely internal and maintains:

- The established building scale;
- The existing façade proportions;
- The historical built form.

4.16 Appearance

The external elevations will remain unchanged. Internal interventions are designed to be reversible where possible and to minimize impact on historic fabric. The protected stair enclosure and new partitions will be constructed in a manner sympathetic to the existing structural layout.

The building's heritage value is fully respected through:

- Retention of façade
- Retention of internal spine wall
- Limited structural intervention
- Reuse and revitalization of a historic commercial building

4.17 Heritage Impact

As a Grade II listed property, the proposals focus on minimal and respectful intervention, ensuring that:

- Key architectural features are retained;
- No alterations are proposed to external façades;
- Structural hierarchy and plan form remain legible;
- Historic character is preserved while enabling viable continued use.

The conversion protects the building from further deterioration by providing long-term occupancy, which is beneficial to heritage conservation.

4.18 Access

Vehicular Access

No changes to vehicular access arrangements are proposed.

Pedestrian Access

The two existing entrances will continue to function one for customer access to retail space and one for residential use. Residential access is via a separate protected stair core, clearly distinguishable from retail circulation.

Inclusive Access

The existing constraints of the building for wheel chair access.

The front door is accessed of the street via 3no. steps leading to a small lobby with a further 4 steps to take you to upper ground floor level.

The proposed wheelchair access is through the front opening next to the main stair entrance. The new platform lift will go up to the upper ground floor level, this allow access to the upper ground level residents lift , as well as access to the retail/restaurant units at the upper ground floor level.

Wheelchair access to First, Second, Third and Fourth apartments will through a passenger lift. There is a existing lift shaft within the main staircase.

The retained lift shaft will be enclosed within the protected core; refurbishment and final lift specification will ensure accessibility for future residents.

4.19 Fire Safety

The proposal complies with Approved Document B, including:

- A protected stair core serving all levels;
- 30-minute fire-resisting construction to hallways;
- Limitation of internal travel distances;
- Protected lobbies and fire-rated doors;
- Separate escape routes for retail and residential use.
- Automatic fire detection linked to retail unit min. L2 system

4.91 Sustainability

The reuse of the existing building fabric significantly reduces embodied carbon. External perimeter walls and roof void to be thermally lined to improved U-value performance of the building; improved services, and energy systems will improve overall building efficiency while respecting heritage constraints.

4.2. The applicant's objectives in making this application are:-

To tackle the vacancy of the building by bringing the floor space back into productive use for residential and retail use.

To secure the long term future of the building which has been underused and vacant for some years, which will address the underlying issues of disuse/underuse associated with the existing accommodation and will secure the future occupation and maintenance of the entire building.

To achieve the refurbishment of the building in a manner which is as sensitive as possible to the history and architecture of the listed fabric;

To provide a quality development that enhances the setting of the George Street Conservation Area.

4.3. The plans submitted as part of the application provided a detailed description of the proposals.

These confirm the development will provide retail use on the upper ground floor. The lower ground floor is currently in use for restaurant. 4 nos of apartments will be provided across the 1st to 4th floors, which will comprise 4 nos of bed apartments. DDA access will be provided at the front of the building.

5.0. Planning Policy Context

5.1. Planning Policy guidance of relevance to the proposed developments, and which provides the context for its assessment, is set out from the following documents. The National planning policy framework (NPPF) and The Development Plan for Manchester.

The National Planning Policy framework.

The updated National planning policy framework (NPPF) was published in July 2021 and sets out the government's objectives for achieving sustainable development at the heart of the MPPE is a presumption in favor of sustainable development which ensures that sustainable development is pursued in a positive way.

5.2. Delivering a sufficient supply of homes (chapter 5) paragraph 60 explains that in order to support the government's commitment to significantly boosting the supply of homes, it is important that a sufficient amount and variety of land comes forward for development where is needed, that needs of groups with specific housing requirements are addressed and land with permission is developed without unnecessary delay.

5.3. Building a strong and cooperative economy (chapter 6) - emphasizes that the government is committed to ensuring that the planning system should help create Conditions, in which businesses can invest, expand and adapt significant weight is to be given to the need to support economic growth and productivity taking into account both local business needs and wide opportunities for development. This section also recognizes that a poor environment and a lack of housing can act as a potential barrier to investment.

5.4. Promoting Sustainable transport (chapter 9) to protect and exploit opportunities for the use of sustainable transport modes, development should be located and designed to give priority to pedestrian and cycle movements and have access to high quality public transport facilities address the needs of people with disabilities by all modes of transport, create safe and secure places minimizing conflicts between traffic and pedestrians, allow dirt the efficient delivery of goods and access by service and emergency vehicles.

5.5. Making effective use of land (chapter 11) the NPPF recognizes the need for the planning system to promote an effective user of land in meeting the need for homes and other uses. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously - developed or "brownfield land" paragraph 120(c) explains that the planning system should specifically give substantial weight to the carb value of it using suitable brownfield land within settlements for new homes and other identified needs. Further, sub-section (d) of this paragraph explains that planning should also promote and support the development of under-utilized land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively.

5.6. Paragraph 124 sets out that the planning system should support development that makes efficient use of land, taking into account the following:-

- a) the identified need for housing and other forms of development, and the availability of land suitable for accommodating it;
- b) local market conditions and viability;
- c) the availability and capacity of infrastructure and services - both existing and proposed as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use;
- d) the desirability of maintaining an area prevailing character and setting or of promoting regeneration and change;
- e) the importance of securing well- designed attractive and healthy places.

5.7. Achieving well - designed places (chapter 12)

This chapter sets out at paragraph 13 that planning policies and decisions should aim to ensure that developments:-

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development.
- b) are visually attractive as a result of good architecture and appropriate landscaping.
- c) are sympathetic to local character and history including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation.
- d) Establish a strong sense of place, use streetscapes and buildings to create attractive and comfortable places to live, work and visit.
- e) Optimize the potential of the site to accommodate and sustain an appropriate amount and mix of development and support local facilities and transport networks.
- f) create places that are safe, inclusive and accessible and which promote health and wellbeing.

5.8. Paragraphs 132-133 stress the importance of pre-application discussions with the design process, stating that applicants should work closely with those directly affected by their proposals to evolve designs that take account of the views of the community, proposals that can demonstrate this in the design of the new development should be looked upon more favorably.

5.9. meeting the challenge of climate change, flooding and coastal change (chapter 14) in determining planning applications, local planning authority should expect new development to take account of landform, layout, building orientation, mating and landscaping to minimize energy consumption (paragraph 157). New development will need to be planned to avoid increased vulnerability to the range off impacts arising from climate change.

5.10 conserving and enhancing the natural environment (chapter 15) - the planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscaping, recognizing the wider benefits of ecosystem services and minimizing impacts of biodiversity and providing net gains in biodiversity where possible.

5.11 Section 16 of the NPPF deals with conserving and enhancing the historic environment.

Paragraph 189 states that heritage assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

5.12 Paragraph 194 advises that in determining applicants, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeology interests, local planning authorities should require developers to submit an appropriate desk based assessment and where necessary, a field evaluation.

5.13. Paragraph 195 states that local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence any necessary expertise, they should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimize any conflict between the heritage assets conservative any aspects of the proposal.

5.14. Paragraph 196, states, that 'where there is evidence of deliberate neglect of or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.

5.15. Paragraph 197, states " in determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality, and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

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

5.17. Paragraph 200 states 'Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II registered parks and gardens, and World Heritage Sites, should be wholly exceptional'.

5.18. Paragraph 200 states 'Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favorably'.

5.19. Paragraph 201 states that 'Where a proposed development will lead to substantial Harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a. the nature of the heritage asset prevents all reasonable uses of the site; and
- b. no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- c. conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- d. the harm or loss is outweighed by the benefit of bringing the site back into use.

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

5.21. Paragraph 205 states 'Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in— part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted'.

5.22 Paragraph 206 states 'Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 195 or less than substantial harm under paragraph 196, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole'.

5.23 Annex 2 of the NPPF provides a glossary of key terms which are relevant to this application, 'Significance' is defined as: 'the value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting'.

5.24 'Setting of a heritage asset is defined within Annex 2 as 'The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolved Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral'.

5.25 Decision taking - guidance in paragraph 38 states that local planning authorities should approach decision-taking in a positive and creative way. They should work proactively with planners to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.

5.26. Paragraphs 55 - 58 of the NPPF provide advice on the use of planning conditions and obligations. Planning conditions should be kept to a minimum and only imposed where they are necessary. relevant to planning and to the development to be permitted, enforceable. precise and reasonable in all other aspects. Agreeing conditions early is recommended and it is also stated that pre-commencement conditions should be avoided, unless there is a clear justification.

5.27. Reaffirming the legislation in the Community Infrastructure Levy Regulations, paragraph 56 advises that planning obligations must only be sought where they meet all of the following tests:

- a) necessary to make the development acceptable in planning terms;
- b) directly related to the development; and
- c) fairly and reasonably related in scale and kind to the development.

Development Plan for Manchester

5-28. The Development Plan for Manchester comprises the following documents:

Manchester Core Strategy Development Plan Document (July 2012);
The unitary Development Plan for Manchester (July 1995);
The Guide to Development in Manchester Supplementary Planning Document and Guidance (April 2007); and.
Providing for Housing Choice Supplementary Planning Document and Planning Guidance (September 2008),

Manchester Core Strategy Development Plan Document (July 2012)

5.29. The Core Strategy was adopted in July 2012 and sets out the long term strategic policies for

Manchester's future development. The Core Strategy recognizes some of the key challenges facing the City Centre including: increasing the provision of sites for economic

development, improving the area as a residential location, and improving quality and access to open space.

5.39. Core Strategy objectives and policies of particular relevance to the proposed scheme

include:

Spatial Objective SO1 'Spatial Principles' states that the sustainable development of the City can contribute to halting climate change.

Spatial Objectives SO2 'Economy' sets out that the Regional Centre will continue to be the main focus for development, to further its role as a main employment location and primary economic driver of the City region.

Spatial Objective S03 'Housing' seeks the provision of a significant increase in high quality housing provision at sustainable locations to address demographic needs and support economic growth.

Spatial Objective SO6 'Environment seeks to protect and enhance the natural and built environment of the city, ensure the sustainable use of natural resources, and secure a high standard of design in all development proposals.

Policy SP 1 'Spatial Principles' states that development should aid the creation of neighborhoods of choice by creating well designed places that enhance or create character; protect and enhance the built and natural environment; minimize emissions and reuse previously developed land wherever possible; and, improve access to jobs and services.

EC 2 'Existing Employment Space' states the Council will support alternative uses of employment space and sites if it can be demonstrated that employment is unviable or an alternative use would bring more benefits to the City.

CC.3 'Housing' states that the City Centre is expected to provide a minimum of 16,500 new units from 2010-2027.

CC.6 'City Centre High Density Development' states that City Centre development will generally be high-density to maximize the efficient use of land.

CC7 'Mixed Use Development' states that the City Centre presents the most viable opportunities for mixed-use development, and in general these will be promoted as a means of using land as efficiently as possible. A range of uses should be considered for all sites, subject to the following considerations: Other than in locations specifically mentioned in policy CC3, residential development will be supported as part of schemes which include employment. The Council must be satisfied that proposals will contribute to the economic regeneration of the City and that the residential element of the scheme is of a scale which will ensure that the economic uses on the site, including retail

and hotels, will be maximized. A clear justification will be required for proposals without employment opportunities. Active ground floor uses (shops, food and drink and leisure) will be appropriate in locations which have an established public function, or as part of a development which will create such an environment.

CC 9'Design and Heritage' states that development in the City Centre should preserve or enhance heritage assets including listed buildings.

Policy H 1 'Overall Housing. Provision' states that within the City Centre there will be a presumption towards high density housing development, which contribute to regeneration initiatives and provide sustainable/well-designed accommodation that meets the needs of workers moving to Manchester. New residential development should take account of the need to: contribute to creating mixed communities by providing house types to meet the needs of a diverse and growing Manchester population; provide a design and density that contributes to the character of the local area; provide for parking bicycles, and the need for appropriate levels of insulation; Prioritize sites that are in close proximity to centers and public transport routes; and, be designed to give privacy to both its residents and neighbours.

H 8 'Affordable Housing' states that residential development of 15 or more units will be required to contribute to the 20% target for new housing provision to be affordable. unless there are circumstances where an exemption should apply.

Policy I 2 'Accessible areas of opportunity and need' seeks to ensure that new development is easily accessible by walking/cycling/public transport; provided with an appropriate level of car parking; and, should have regard to the need for disabled and cycle parking.

Policy EN 1 'Design Principles and Strategic Character Areas' states that all development in Manchester will be expected to follow the seven principles of urban design; and, in the City Centre Character Area consideration should be given to the City's heritage.

Policy EN 3 'Heritage' states that new developments must preserve or enhance the character and setting of areas and buildings of acknowledged importance. Proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.

Policy EN 4 'Reducing CO2 Emissions by Enabling Low and Zero Carbon Development' states that all developments must follow the principle of the Energy Hierarchy; to reduce the need for energy through energy efficient design and features; and, meet residual energy requirements through the use of low or zero carbon energy generating technologies.

Policy EN 6 'Target Framework for CO2 Reductions from Low or Zero Carbon Energy Supplies' requires applications for residential development of 10 or more units and all other development over 1,000 sqm to meet a minimum target.

Policy EN 8 'Adaption to Climate Change' requires that developments are adaptable to climate change in terms of design, layout, siting and function of buildings and external spaces.

Policy EN 15 'Biodiversity and Geological Conservation' states that the Council will seek to maintain or enhance sites of biodiversity value throughout the City.

Policy EN 16 'Air Quality' states that developers should take measures to minimize and mitigate the local impact of emissions from traffic generated by the development, as well as emissions created by the use of the development itself.

Policy EN 17 'Water Quality' states that development should avoid any adverse impact on water quality, and minimize surface water run-off and ground water contamination.

Policy EN 19 'Waste' states that developers will be required to submit a waste management plan to demonstrate how the waste management needs of the end user will be met.

Policy PA 1 'Developer Contributions' states that where needs arise the Council will seek to secure planning obligations, which will relate to the form of development and its current impact upon the surrounding area.

Policy DM 1 'Development Management' sets out various issues that development should have regard to, including: appropriate siting, layout, scale, form, massing, materials and detail; impact on the surrounding areas; effects on amenity; accessibility; community safety and crime prevention; adequacy of internal accommodation; refuse storage and collection; effects relating to archaeological or built heritage; new residential development to meet as a minimum Code for Sustainable Homes Code Level 4, and for new commercial development to include the application of BREEAM.

5.31 The detailed assessment of the scheme within the following planning appraisal section confirms that the proposal accords with the above Core Strategy policies.

Saved Policies of the Unitary Development Plan (UDP) for the City of Manchester (adopted 1995)

5.32 The UDP was superseded by the Core Strategy. However, a number of UDP policies have been 'saved'. Extant policies contained within the UDP which are relevant to the proposed scheme include:

RC20 Area.8 Oxford Street/Portland Street/York Street/Mosley Street this policy describes — the area from the time the UDP was adopted in 1995. It notes the area is adjacent to the Financial Core and whilst having a history of commercial usage is now clearly illustrative of the decline of old commercial uses and buildings. It acknowledges new development but states that the predominant character of the area as a whole is that of older floorspace with much of this apparently lacking adequate maintenance. A substantial degree of vacancy is evident particularly away from the main frontages. The policy states that despite the general physical decline the area has activity and reinvestment through a significant concentration of Chinese restaurants and emporia. This grouping, linked as it is to financial and cultural activities of the Chinese community in Manchester, represents an important part of Manchester's increasing role as a regional focus for the Chinese community in the UK.

Of relevance today the policy notes that the frontages to Oxford Street, Portland Street, Charlotte Street, Princess Street and Mosley Street are prominent and are occupied by buildings of a higher general standard and use level than the core of the blocks behind them. Consequently, the retention of commercial uses in frontage buildings and infill - office or other commercial redevelopment at a limited scale on frontage sites is appropriate and need not preclude car parking provision behind.

DC5.1 'Flat Conversions' sets out various criteria against which schemes to convert property to flats should be considered.

DC5.2 'Flat Conversions' states that there will be a presumption in favor of flat conversions within large, old, difficult to re-use properties; and, where schemes provide improvement of housing stock.

■DC7.1 'New Housing Development' seeks to ensure new housing is accessible at ground

floor level for disabled people where this is practical.

DC19 'Listed Buildings' states that the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings.

DC26.1 'Development and Noise' states the Council will consider the implications of new

development being exposed to existing noise sources which are effectively outside planning control.

5.33 As with the Core Strategy policies, the detailed assessment of the scheme within the

following planning appraisal section confirms that the proposal accords with the saved UDP

Policies listed above.

Guide to Development in Manchester

Supplementary Planning Document 2007 (SPD)

5.34 This document aims to support and enhance the on-going shaping of the City by providing a set of reasoned principles which will guide developers, designers and residents to the sort of development that everyone wants to see in Manchester. The sections of the guide that have been considered in the development of the proposed scheme include:

Section 1 'Creating a Sense of Place' aims to encourage the creation of places which are welcoming, inclusive, neighborly, interesting and attractive.

Section 2 'Desian' provides guidance under 7 key principles recognized as being urban design characteristics which together create successful places.

Section 3 'Accessibility' sets out design principles that will help to achieve accessible development and makes reference to the guidance document 'Design for Access 2' which provides detailed information on design' standards.

Section 4 "Environmental Standards" considers energy efficiency, the use of renewable energy and water and waste management.

Section 6 'Parking Guidelines' promotes the sensitive location of car parking and secure cycle parking.

Section 7'Housing Density and Mix' states that new housing development should not be viewed in isolation and proposals must be designed having regard to not only the immediately adjoining buildings but also the townscape of the wider area.

Section 8 'Community Safety and Crime Prevention' promotes a safer environment.

Section 10 'Internal Design Principles and the Provision of Space within Housing' promotes a high standard of internal design for new housing, encourages innovation and improved standards.

5.35 The proposed redevelopment scheme has been designed in accordance with the design guidance outlined within this document.

Providing for Housing Choice Supplementary Planning Document 2008 (SPD)

5.36 This document provides guidance about the mix of housing provision required in Manchester

to ensure everyone living in the City has the opportunity of a decent, affordable and accessible home and that the range of available housing supports economic growth and sustains neighborhoods, attracting families and workers.

Other Relevant Guidance

Design for Access 2 (2003)

5.37 This is the Council's best practice guidance on inclusive design standards. This document has been considered in developing the scheme's design, with regards to internal layout arrangements, and access and maneuverability.

Manchester Residential Quality Guidance (2016)

5.38 The purpose of the document is to outline the qualities and opportunities that will help to deliver high quality residential development as part of successful and sustainable neighborhoods across Manchester. Above all the guidance seeks to ensure that Manchester can become a City of high quality residential neighborhood and a place for everyone to live.

Manchester City Centre Strategic Plan 2015-2018 (March 2016)

5.39 On the 2 March 2016 the City Council's Executive approved the City Centre Strategic Plan which seeks to provide an up-to-date vision for the City Centre within the current economic and strategic context along with outlining the key priorities for the next few years for each City Centre neighborhood. This document seeks to align itself with the Manchester Strategy (January 2016) along with the Greater Manchester Strategy. Overall the City Centre plan seeks to "shape the activity that will ensure that the City Centre continues to consolidate its role as a major economic and cultural asset for Greater Manchester and the north of England".

Planning appraisal

6.1 Having regards to the above relevant planning policy guidance, the main material considerations against which the proposed scheme should be considered, and which are discussed in the following include:-

Principle of development

Design and heritage considerations

Potential impact on amenity

Sustainable development; economics social and environment benefits

Accessibility and parking provisions

Access for disabled people

Crime and security

Serving waste management and deliveries,

Ecology

Air quality

Drainage

Affordable housing/other contributions

Mechanical ventilation and commercial kitchen extract

6.2 Further details regarding the design of the scheme are provided in the design and access statements and architectural plans prepared by Richard Watson.

6.3. Planning policy at national and local level supports development that makes the best use of previously developed land and vacant buildings within an urban setting, which are well located in terms of existing activities and infrastructure.

Although the site is not located in an area identified in CS policy CC3 as a key location for residential development, CS policy CC7 confirmed that residential use will be supported as part of mixed use developments where economic uses are also provided.

The proposal will in line with this by providing residential apartments (use class C3) on first two four floors of the building above retail/restaurant use on the upper ground and lower ground floors.

The retention of restaurant use on these levels also ensures that active use is provided to the Portland Street, frontages, which is again consistent with CS policy CC3.

6.4 A number of nearby former warehouse buildings have been successfully converted to apartments, reinforced that the proposed residential use is appropriate in principle in this location. The issue of vacancy at the upper levels of warehouse buildings continues to be a problem in this part of the city Centre.

The proposed residential use will allow the vacant floor space to be sustained in active viable use, which may also act as catalyst for the redevelopments and reuse of other vacant buildings in the area.

Next door, 42 Portland (Fraser house) recently redeveloped the entire building and obtained planning approval change of use for 14 no's residential apartments for the upper floors with restaurant use on the upper and lower ground floors.

The residential development will help to secure the long-term future the grade II listed building which is in poor condition and requiring significant investment.

6.5 The population of Manchester continues to grow which is placing increasing pressure on the existing housing stock. The need for additional housing is recognized by CS policies SO3, CC3 and H1. The core strategy identifies a need for minimum of 16,500 dwellings in the city Centre during the period March 2009 to 2027. The provision of 4 apartments will contribute for this need and at the same time help in the regeneration of this part of the city center, will also provide a form of accommodation that will attract economically active people who will contribute to the long-term economic growth of the city Centre.

The proposed scheme has been designed to meet national standards. There would be challenges with converting one bed apartments would result in an inefficient layout. This design layouts is more appropriate with the existing window arrangements and access noise, the entire floor will be 3 bed apartments.

6.6 With regards to the upper and lower ground floors, the planning history confirms that this space has been used for restaurants and retail. Although upper ground floor is vacant, the proposed scheme will reinstate the retail/restaurants use, which as noted above aligns with current planning policy which supports mixed and active use within buildings, particularly where they front key pedestrian routes (Portland Street).

The end user for the upper ground floor retail/restaurant is not currently identified, it is considered that the prominent location and the building, as well as the sensitive refurbishment and incorporation of historic decorative features will make the space highly attractive to potential operators.

The key planning consideration will be to ensure that the retail/restaurant use can operate without any adverse impacts on the proposed residential use in term of servicing, potential noise, and control of fumes and odours. These aspects have been considered during the design process.

6.7 The proposed residential and retail/restaurant uses and also deliverable on the site for the following reason;-

It is available - there are no ownership issues and the proposals are able to be delivered once planning permission and listed building consent are secured.

It is suitable - the suitability of the site of the site for retail/restaurants and residential

development is confirmed throughout this report, by reasons of its highly accessible/sustainable city Centre location and its proximity to existing restaurants and residential uses.

It is achievable - there are no policy restrictions or development constraints that would impact on the scheme's deliverability.

It is viable - the scheme is financially viable and deliverable.

6.8 The benefits of the proposal are that it :

Involves the sympathetic restoration of a grade 2 listed building which is currently in poor condition with restaurants/retail and residential use that they will secure its Long-term future, ensure the retention of historic/architecture features and minimize impact on the building's fabric.

Will have a positive impact on the Portland Street, streetscapes by providing active use and the sensitive repair of the building.

Provides uses that will have a positive impact on the regeneration of this part of the city Centre, with the residential apartments meeting the need for accommodation in Manchester city Centre and contributing to the creation of a sustainable community, and the retail/restaurants use providing activity and vibrancy and complementing its distinct commercial uses.

Ensures no adverse impact on the amenity of occupants of the surrounding buildings, whilst the design will enable a good standard of living for future occupants.

Will secure direct investment into the local community through the provision of jobs during the construction stage and within the retail/restaurant, and spending in nearby facilities by future residents.

Will encourage further Investments into the city Centre and the provision of users that will encourage natural surveillance to help reduce crime and fear of crime.

The application site and buildings is not affected by any development constraints which can't be mitigated through the planning process.

Design on Heritage considerations

6.9 considers the heritage implication associated with the scheme in details. Identifies its heritage significance, description of the building exterior and interior.

Appraises the proposal against the significance and assesses the potential impact of the proposal on the setting of nearby designated heritage assets including George Street conservation area, 41 and 43 Faulkner Street (Grade II), 45 & 47 Faulkner Street (Grade II), 49 Falkner Street (Grade II), Linden court House at 34 Charlotte Street

(Grade II), 52 & 54 Portland Street (Grade II), 36 Charlotte Street and 42 Portland Street (Grade II) Fraser house.

6.10 the proposal has been sensitively designed to incorporate as many of the original features as practically possible and be sensitive to the historic fabric of the building. The design proposal will enhance the buildings external appearance, making use of existing openings and minimized the intervention to the historic fabric.

The developments will involve the cleaning, restoration and repair of historic fabric with a sensitive heritage led approach to doors, railings, columns and beams, staircases skirtings and cornicing/plaster work etc.

6.11 Despite there being a number of significant heritage benefits associated with the proposal, there will be some impact caused by some works although this is minimized as far as possible. As confirmed within the heritage statement.

The sympathetic restoration of a Grade II listed building with residential and retail/restaurants use, which will secure its long term future, ensure the retention of historic/architectural features and minimize impact on the building's fabric.

The redevelopment proposal will have a positive impact on the Portland Street streetscapes.

The provision of uses that will have a positive impact on the regeneration of this part of the city Centre. It's will contribute to the creation of a substantial community.

Securing direct Investments into the local community through the provision of jobs during the construction stage as well as within the retail/restaurant; and spending in nearby facilities by future residents.

Provision of uses that will encourage natural surveillance to help reduce crime and the fear of crime.

6.12 with respect of impact on the setting of the nearby listed buildings, the proposed scheme will facilitate the repair and restoration of the building. Other changes are limited in scope and include the creation of DDA access from street level.

Overall by facilitating the restoration and reuse of this building there will be a beneficial impact on the settings of nearby listed buildings.

6.13 in summary, the sensitive conversion of the building will enable it to be brought back into use and will secure its long-term future. The proposed scheme therefore accords with section 16 of the NPPF, CS policies CC9, EN1 and EN3, and UDP policies DC18.1 and DC19.

6.14 the proposal has been developed in accordance with CS policy DM1 and will:—

Improve the character and the appearance of the surrounding area, ensure there is no adverse impact on existing resident's amenity, whilst future occupants will be provided with good quality accommodation facilitate with disabled access (lift), provide overlooking of Portland streets and Reyner streets. Which will reduce the potential for crime and maximize opportunities for natural surveillance, allow adequate provision for refuse storage and collection, and enable the scheme to achieve sustainability credentials.

Potential impact on Amenity

6.15 The surroundings of the site comprise a mix of uses. Within the immediate vicinity of the site are hotels, bar/restaurants, retails, nightclubs and offices. These are also a number of residential developments nearby. The proposed scheme users are appropriate within the site's context.

6.16 all apartments will benefit from outlook to surrounding streets and achieve good levels of natural light. It will provide future occupants with satisfactory level of amenity.

6.17 Internally, the apartments will offer high standard of design in terms of living accommodation, new double glazed large windows, sound proofing and ventilation, large floor to ceiling height, and the incorporation of historic features will make the apartments attractive spaces to live.

Although the scheme will not provide external amenity spaces, this is not unusual for city center apartment developments for reuse a listed building.

The site is in close proximity to numerous areas of public open space (including Sackville Gardens, St. Peter's Square and Piccadilly Gardens). The future occupants will be provided with good access to public amenity spaces.

6.18 The potential impact from noise sources including road traffic, mechanical ventilation equipment, and noise associated with the licensed premises including retail/restaurants use on the upper and lower ground floor levels. The newly double glazed window units and mechanical ventilation system will be incorporated into the scheme. This considers to be sufficient limit noise break into acceptable levels.

Also natural ventilation is feasible to the Reyner Street elevation. Mechanical ventilation equipment proposed as part of the scheme will be specified in order to satisfy the standard noise criteria.

6.19 In summary, the proposed developments will not have an adverse impact on the amenity of existing neighbouring uses, nor will the amenity of future occupiers be adversely affected.

The developments will comply with relevant policies contained within the NPPF, CS policy, DM1, UDP policy DC26.1 and the guide to development in Manchester SPP.

Sustainable Development: Economics, social and environmental benefits

6.20 The proposed developments will have a big sustainability credentials as a result of the economic, social environmental benefits.

Economic Benefits

6.21 The proposed developments will bring in economic benefits during the post-construction, particularly in terms of job creation in the conversion/restoration of the building and increased expenditure in the city Centre. Full-time jobs will also be associated with the retail/restaurant use. A shortage of housing accommodation can act as a barrier to people assessing job opportunities, thus preventing the city from achieving its economic potential.

The developments will help meet the needs of local people and those moving to the city, thereby contributing to the economy.

6.22 Ministerial statements refer to the pressing need of ensuring that the planning system does everything it can to help secure sustained economic growth, urging planning authorities to make every effort to identify and meet the housing needs of the area. It is accepted that house building is a driver of the local economy. Together with creating job opportunities during the construction phase, the proposed apartments will increase council tax revenue. The developments also acting as the catalysts for further regeneration in this part of the city.

Social Benefits

6.23. The proposed development will provide residential accommodation which will help meet the local demand in the City Centre, whilst the provision of an active use will provide passive surveillance and minimize the potential for crime on surrounding streets. There are an array of amenities and employment opportunities on offer, whilst the site is accessible by all major non-car modes of transport.

The retail/restaurant use will also enhance the offer in this part of the city Centre and provide a space for people to meet and socialize.

Environmental benefits

6.24 The proposed developments will have significance environmental benefits as its involves the conversion of an existing building which has been vacant for a number of years.

The reuse of the building will potentially reduce development pressure on greenfield sites. It helps the council meets their target for new development to be on previously developed land

The refurbishment, and proposed residential retail/restaurant use will provide the building with a new lease of life, ensuring positive impacts on the Portland Street streetscapes.

The city Centre location ensures that the site is highly accessible as reducing the need to travel by unsustainable modes of transport. The developments will also incorporate bike storage facilities for future residents promoting sustainable travel.

6.25 The proposed development will consider the energy efficiency, renewable energy and environmental standards. High efficiency lighting and lighting controls can be provided to significantly reduce building energy consumption. The development will contribute to the achievement of sustainable development through the delivery of positive economic social and environmental benefits.

Accessibility and parking provision

6.26 The site is highly accessible by public transport, and is located within walking distance of most of Manchester city Centre including Piccadilly Gardens, Saint Peter Square, Piccadilly railway station and Oxford road railway station.

6.27 The proposed development will be car-free as it would not be able to provide car parking facilities within the site.

The car free nature of the developments will accord with the general thrust of national and local planning policy and help to reduce carb borne trips and encouraged travel by sustainable modes such as public transport, walking and cycling.

6.28 The development does not provide on-site car parking provision, as there is plentiful off-street parking available at nearby multi-story car parks in addition to on street pay and display car parking on surrounding streets for any residents who do wish to own a car.

Alternatively, car club is an option, this is privately owned rent a car where vehicles parked in dedicated bays can be reserved online or by phone in advanced, 24 hours a day, seven days a week. The proposal will also provide cycle parking spaces, 2 numbers for each apartment.

Access for Disabled people

6.29 The developments has been designed incorporating the requirements of CS policy DM1, UDP policy DC 7.1 section 3 'Accessibility of the Guide to developments in one Chester SPD, and the City council document 'Design for access 2' to ensure that the proposed scheme is inclusive and accessible to all and considers the requirements of disabled persons.

6.30. Level access is provided to the retail/restaurant via the proposed main entrance.

Crime and security issues

6.31

The change of use of the existing building will not change the hard surface area which is currently drained. As such, providing the existing gullies, down pipes, and drains are in good working order. No changes to the surface water below ground drainage are envisaged.

Due to the constraints of the site, it would not be reasonably viable to provide sustainable urban drainage systems (SUDS) to manage to surface water runoff.

Commercial kitchen extract

6.32

The proposed restaurant floor will require kitchen extract. The type and extent of the system and any associated odour treatment, noise control would depend on the kitchen equipment.

6.33

The developments will contribute to the prevention of crime and the fear of crime these include: The retail/restaurants and the entrance to the apartments will be positioned in a prominent location on Portland Street where it will be subject to high levels of surveillance during the day and that night from those passing by on foot and in vehicles. The proposed uses are appropriate and in keeping with uses in the adjacent buildings and in the local area, the proposed apartments are located from first floor to fourth floor, the potential impacts of excessive noise, nuisance and antisocial behavior are less likely.

The lower ground floor windows are protected with iron railings protecting glazing from accidental or malicious damage.

There will be an internal bike store for residents of the apartment buildings whose secure their bicycles.

The main communal entrance door to the apartments will be security certified. Access will be controlled by video entry phoned system.

Servicing: waste management and deliveries

6.34 Facilities for the internal storage of refuse and recycle wastes will be provided in the kitchen area of each apartment whilst a communal bin store (which will accommodate bins for reuse, paper, glass and cans, and food waste) is provided at upper ground floor level.

The size and number of bins provided to satisfy MCC's guidance.

A separate bin store for the retail/restaurant is also provided.

Waste collection crews will be provided with a key/code to access the bin store to allow collections to be made. The waste collection crews will park on Reyner Street. The approach to waste management ensure that the proposed development complies with the NPPF policies and Environmental standards of the Guide to Development SPD

Ecology

6.35

Daytime Bat survey and nesting Bird survey of building has been inspected. No evidence of bat activity was found within the building. The building does not site adjacent to any potential bat foraging habitats, such as canals, rivers or trainlines, making bat presence less likely, whilst this part of the city is well-lit.

Prior to work commencing, a briefing will be given to the site personnel to explain how to identify bats and evidence, and what to do if a bat is found.

If a bat or evidence of a bat, is found during works, work must temporary cease and a licensed ecologist be contacted for advice.

A nesting bird check will be required prior to the work commencing. The bird nesting season (generally March to August). Biodiversity enhancement of the site can be achieved by the incorporation, where possible, of small bat bricks and bird nesting boxes.

Drainage and cooking type, and in turn the end operator which is yet to be confirmed. The route off the flue will be on the back of the building (Reyner Street).

A standard condition requiring full details of the extract and ventilation system for the commercial kitchen can be applied to allow these details to be confirmed once an end operator for the restaurant is confirmed.

Blue and green infrastructure statement

6.36

The proposed development involves the conversion of the existing Grade II listed building which occupies the entirety of the site. There are no opportunities to provide or increase blue or green infrastructure as part of the development.

The sensitive conversion of the building to provide residential apartments within the city Centre, which will utilize the embodied energy within the structure, will mitigate potential adverse impacts on existing green infrastructure within Manchester and the region in order to meet housing and other needs.

7.0 Conclusion

7.1

The proposed developments will deliver a series of positive planning, regeneration and heritage benefits.

The sympathetic restoration and conversion of a vacant Grade II listed building which is in a poor condition to provide retail/restaurants and residential uses that will secure its long-term future ensure the retention of historic, architectural features and minimize impact on the building fabric.

Having a positive impact on the Portland Street and Reyner Street, streetscapes by providing active use and the sensitive repair of the building.
Providing uses that will have a positive impact on the regeneration of this part of the city center.

The apartments meeting an identified need for housing accommodation in Manchester City centre and contributing to the creation of a sustainable community, the retail/restaurant used providing activity and vibrancy and complementing existing commercial uses.

Securing direct Investments into the local community through the provision of jobs during the construction stage and within the retail/restaurant, and spending in nearby facilities by future occupants.

Involving the developments of a site in a highly sustainable and accessible location, contributing significantly to the viable and sustainable regeneration of the broader area.
Encouraging further Investments into the city centre and the provision of uses that will encourage natural surveillance to help reduce crime and the fear of crime.



Front entrance double door and steps (Left hand side)

Rear entrance Reyner street



See site photos version 1

Photo 1 – 6 Typical windows view from inside

Photo 8 -12 First , second and third floor interior

Photo 13-16 Windows internal view facing Reyner street

Photo 17 – Front elevation