ATELIER TWO
ARCHITECTURE

Design Justification Statement

Proposed Storage Development

Sherborne Street
Manchester, M8 8LR

For World Metal Recycling Ltd

January 2026

2444 RP900

Rev. A

1.0 Introduction

This Design Justification Statement has been prepared on behalf of World Metal Recycling Ltd, in direct response to clarifications requested by the case officer in relation to the development of 20no. commercial storage units off Sherborne Street, Manchester, M8 8LR. The application is to create a industrial commercial units with above-standard levels of insulation and performance to meet and exceed current standards of construction to enable a sustainable approach work.

The accompanying planning application has been prepared in light of paragraph 38 of the National Planning Policy Framework which encourages Local Planning Authorities to approach decisions on development proposals in a positive and creative way.

This Planning Statement should be read in conjunction with the following documents that accompany the planning application:

Architecture	
2443 PL200	Proposed Site Layout
2443 PL201	Proposed Ground Floor
2443 PL202	Proposed First Floor
2443 PL300	Proposed Elevations and Section 01
2443 PL301	Proposed Elevations and Section 02
2443 RP200	Energy Statement
Drainage	
LACE-25-075-500B	Drainage GA Layout
LACE-25-075-501A	Drainage Details
LACE 25-075 CAL001	Drainage Calculations
Highways	
	Transport Statement
Ecology	
MB0144-PEA-01	PEA inc. BNG Calculations
Other	
2444_CIS_01	Crime Impact Assessment
GD04_Waste_Proforma	Waste Management Strategy

2.0 Site Characteristics

The application site is located to the east of Sherborne Street, located towards the northern edge of large commercial and industrial development. The site is bounded by Sherborne Street to the east, with Cheetham Park beyond, a derelict and vacant mosque to the north, new industrial development to the east, and existing commercial development to the south. The site rectangular in form with a previously formed concrete slab located within the western sector at ground level. The existing boundary conditions of the site feature timber boarded fencing to the north, east, and south, with welded mesh metal fencing to the west. There are minor level differences between the application site and surrounding land.

The application site has previously been used for commercial and industrial purposes but has been left vacant and subsequently cleared following a historic fire on the site.

The application site is neither listed nor located within a conservation area. The application site is not located within a landscape designation, either of national or local importance. Opposite the site to the west, on the opposite side of Sherborne Street lies Cheetham Park, which contains a Grade II listed bandstand.

3.0 Previous Planning History

A previous planning submission ref:135974/FO/2023 was subsequently approved for a development proposing approx.. 30,000 sqft of development, set between two separate 3-storey dwellings set around internalised courtyard parking. The massing of the approval was for 3-storey masses sitting approx.. 10.5m high, and located close to the surrounding boundaries with a landscaped buffer and some tree planting set within the parking areas and circulation of the site.

As a result of the approval, it has been established that the following are considered to be acceptable to the Council, and have been a material consideration in the development of the proposed application as submitted:

- Approx 30,000 sqft of development on site
- Three storey development on site, with approx. 10.5m high ridges
- Construction in close proximity to existing boundaries
- Material palette of light/dark grey flat cladding panels and brickwork
- Panted boundaries and tree planting within parking areas
- Total 20no. parking bays (2 disabled, 2 EV, 1 Loading)
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4.0 The Development Proposal

The application site is surrounded by significant masses of development; To the north of the application site is an existing partially-completed derelict brick mosque, and to the east is a recently completed commercial three storey commercial unit. The south comprises single and double storey flat roof commercial developments and add to the perceived increase of massing immediate to the application site. This massing is shown within the sections to clearly illustrate that the massing of the proposal has been developed in a scale that is suitable for its context.
An existing 1.8m high timber fence wall is located along the length of the southern, eastern, and northern boundaries which currently provides separation between the level of the application site, and the slightly varied level of the surrounding topography. To the west, facing Sherborne Street, the application site is enclosed by a welded mesh metal fence. The newly located access gates will need to be incorporated within the existing metal fence in order to facilitate safe and secure access as shown within the site layout. These boundaries are proposed for retention, with remediation or enhancement where required for the purpose of security.

There are no trees or planting on site. Existing trees are located on adjacent land beyond the southern and eastern boundaries of the site. Considering the existing trench's proximity existing landscape beyond the northern boundary, it is considered this will suitably restrict any encroachment of the surrounding landscaping into the site. The established trees have historically grown in proximity to the existing trench and as such any development within proximity of the trench is not considered to create any additional impact on the quality or development of surrounding trees.

5.0 Appearance

The proposal will be of a simple traditional pallet of materials, consisting of a dark grey metal cladding forming the wall infills, with brickwork plinth to the long elevations and gables directly onto Sherborne Street. Steel dark grey doors and shutters are proposed, deeply recessed, to provide further articulation to the elevation and reflect the detailing seen locally. These materials are in keeping with the surrounding industrial units and will suit the varied vernacular of the local context.

Brickwork has been proposed to two gables positioned fronting Sherborne Street, in a maner which reflects the historic brickwork industrial vernacular which can be seen within the area. The brickwork has been included to add visual interest, and provide a historic character to Sherborne Street which is reflective of the character of the area.



6.0 Materials

The materials have been used in two different capacities; brickwork to reflect the local character and detailing of the area, and cladding to visually relieve the longer flanking elevations.

Brickwork is a key material around Sherborne street, and in particular the brick gables which present to the street at the end of long linear factory and commercial buildings. As part of the traditional brickwork elevations, stonework banding is usually incorporated.

Cladding panels can also be seen on the more modern additions to Sherborne Street, in varying grey tones ranging from light to dark grey.

Both the brick and cladding materials have been incorporated into the scheme in a considered and controlled manner.

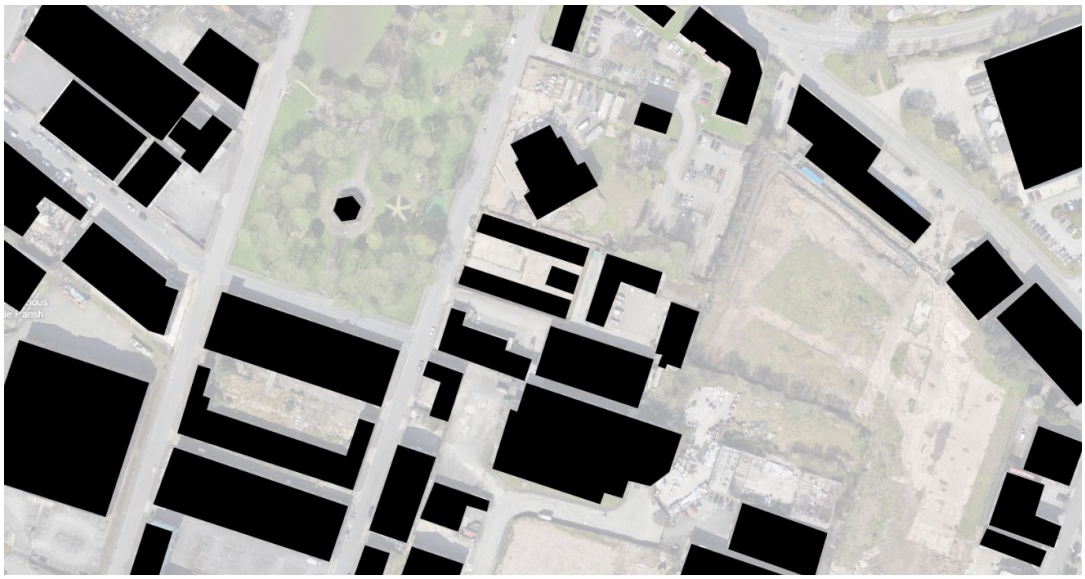
Shouldered brickwork gables are positioned onto Sherborne Street, reflecting the traditional vernacular which can be seen in the immediate context of the site such as on the corner of Allison St and Sherborne St. Stone banding, as well as coping, has been incorporated to reflect this traditional vernacular, albeit in a contemporary deployment, with recessed brickwork panels to articulate relief.



Cladding panels in dark and light grey have been used on the long elevations to provide visual relief, in conjunction with a brick plinth. The stone banding of the gables has been returned around the entire building and reflected in the cladding arrangement to reflect the traditional character within the modern material use.

7.0 Scale - Footprint

As can be seen in the figure ground diagram below, the scale of development within the context of the site comprises of large footprints of regular masses, and generally low level development of two storeys off Sherborne Street.



As the use becomes more residential to the north, the massing of the development becomes smaller and faceted in order to provide enclosed parking arrangements. This has been replicated as part of this proposal.

The scale of development submitted is considered to be appropriate in the context of the site. The quantum of development proposed is approx.. 65% of that which was approved under the previous application, and the footprint and massing of the proposal is considered to be responsive and reflective of the scale and form exhibited within the area, as demonstrated in the figure ground drawing.

8.0 Scale – Height

In the immediate context of the application site, fronting on Sherborne St, all commercial development is comprised of either single-storey or two-storey constructions. This character has been reflected in the proposal by seeking to provide two storey development within the application site, albeit with a rooflight which has been lowered in order to comfortably sit within the surrounding development and respect the character of Sherborne Street.



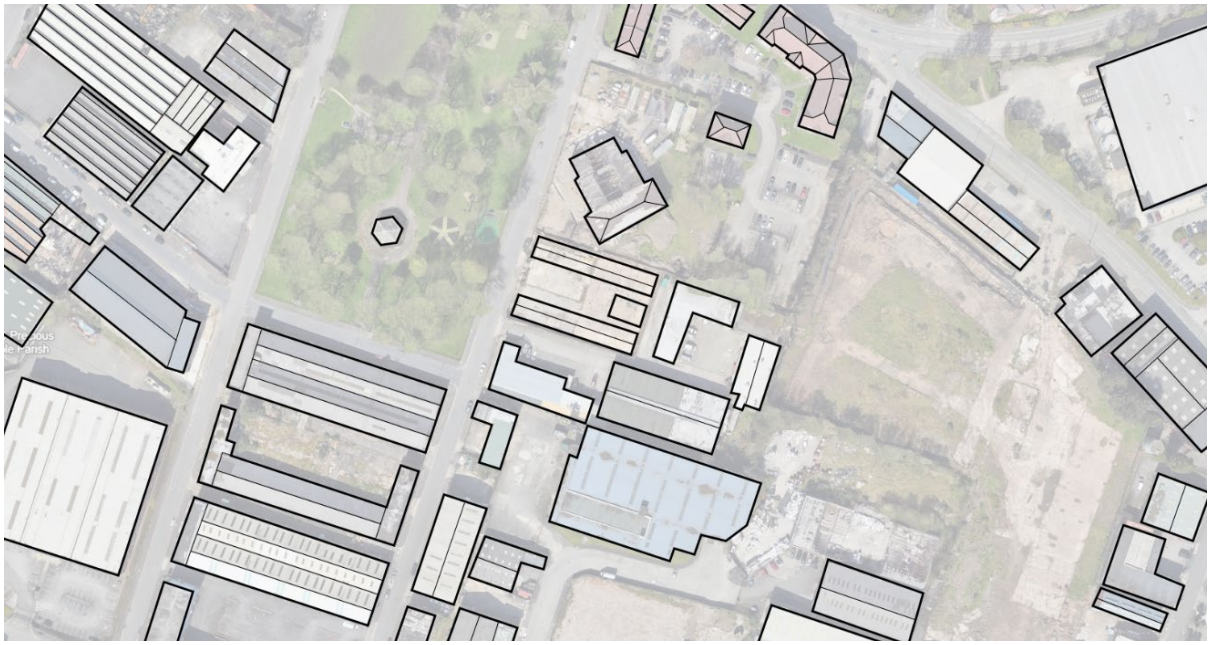
The previous approval for this site allowed for a ridge height of 10.5m which is significantly higher than the established development within the context of the application site.

The scale of the proposal as viewed from Sherborne Street to the west, in the context of the surrounding industrial units, is considered to be appropriate for both the wider context and the site whilst relating to the respective and varied scale and mass of the surrounding properties. The courtyarded frontage will provide a visual reduction of massing upon approach from both north and south in order to avoid a planar frontage.

9.0 Form

The prevalent form and massing of development which can be seen in the context of the application site consists of very long linear shallow pitched masses. These massings are generally uninterrupted to provide the important function of clear internal working space. Traditional older buildings feature gables as a street-frontage condition. More modern constructions appear to accommodate parapets to conceal the eaves of the pitched roofs.

The below diagram clearly demonstrates the prevalence of long linear forms, far longer than those which have been proposed, within very close proximity to the site. This form of construction and massing is considered appropriate for use within the application as submitted.



Where residential development is located includes the introduction of hips within the roofscape, starting immediately to the north of the site, albeit parapeted.

The arrangement of the forms within the site have been designed such that the linear massing vernacular is retained, whilst using the central area of the site to accommodate the parking and ancillary uses of the site. This area will be largely screened by the location of binstores/gates/fences and will only be visible whilst immediately opposite the entrance to the site. It is considered this would suitably screen the parked courtyard area and would be consistent with the current arrangements found within the immediate and wider contexts of Sherborne Street.

10.0 Landscaping

Very little quality landscaping currently exists within the established commercial development of Sherborne Street. Only where the development becomes residential, and Cheetham Park itself, can quality landscaping be found.

In order to acknowledge the proximity to Cheetham Park, and the intervisibility of the site frontage and park, it was considered important to incorporate landscaping to both the boundary frontage, and also within the site in order to breakup the extent of hardscaping in order to provide a more attractive parking area.

The native planting to the frontage gables will help to relieve and ‘green’ the front elevation to help provide a buffer between the park and proposed commercial development, and help to screen the parking provisions. The boundary planting as proposed will further help to soften the existing perimeter conditions and provide the required BNG uplift needed as part of this proposal.



It should be noted that the BNG requirements have already been met on a lesser landscape scheme as originally submitted.

The previous approval featured an outline landscape scheme which proposed 7 trees, planting to approx. 80% of the perimeter of the site, and approx. 14 linear meters of hedge planting. This was considered appropriate for the setting and intended use of the site.

The proposed scheme accommodates 8 trees within the site, additional 4 along the boundary frontage, planting to the entire perimeter of the site, and approx. 50 linear meters of native hedge planting both within the parking area and along the boundary frontage to Sherborne Street.

The proposal is considered to represent an appropriate level of landscaping for the intended use of the site. It would be reasonably expected that specific planting details could be controlled through appropriately worded condition to be discharged prior to planting.

11.0 Conclusion

The proposal is considered high quality, producing a valuable uplift to the street frontage of Sherborne Street and reflecting the character of the areas through a carefully considered proposal. Further, it is considered that this scheme;

- Represents an appropriate scale of development for the area, significantly lower than that which was approved under the previous consent.
- The massing of the proposal is entirely reflective of the surrounding construction types, taking cues from the long linear gabled masses which comprise the vernacular of the local area.
- Materials proposed are to be of high quality, all of which can be found in the immediate context of the site. All materials proposed were considered suitable in the previous consent.
- Provides a landscape proposal which is considered appropriate for the area and intended use, and in excess of the previous consent.
- The gables fronting Sherborne Street are considered characteristic of the area and detailed accordingly to reflect the traditional constructions as found.
- The carparking area will be suitably screened by the proposed locations of gables, binstores, and fencing/gates such that it would not be overly dominant within the setting of Sherborne Street.
- The proposed articulation of elevations, in conjunction with high quality materials, is considered to provide a high quality finish and appearance to the proposal
- The positioning of the proposal in proximity to boundaries is consistent with surrounding constructions, and is broadly located within the same areas of the previous approval. The outline of the previous consent has been included within the architectural drawings.
- The scale and massing of the proposal is considered appropriate within the context of the site, featuring significantly lowered ridge and overall coverage when compared to the previous approval. The silhouette of the previous consent has been included within the architectural drawings.
- The significantly lowered overall massing of the proposal would offer significant reduction of impact to the neighboring mosque when compared to the previous approval.