HERITAGE, DESIGN AND ACCES STATEMENT

103 Oldham Street, Norther Quarter, M4 1LW

Erection of Second Floor Extension

Date: April 2021

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1. INTRODUCTION

1.1 This application is submitted on behalf of SA Property Services Ltd (hereafter referred to as "the applicant") in respect of the erection of a second floor extension to an existing office space above a flat roof at 103 Oldham Street, Northern Quarter, Manchester.

BACKGROUND

1.2 The premises is under single ownership and is currently tenanted by Stratton Brandhouse. The current tenants are a growing business and would like to expand their floorspace to improve their office and working environment. Rather than relocate, the tenant, via the landlord has sought to extend the property.

1.3 The site is located in the Northern Quarter, the Core Strategy acknowledges that the Northern Quarter makes a major contribution to the City Centre 'offer' through its creative businesses, niche and alternative retail, café bars, public houses, galleries, nightclubs and residential developments.

1.4 Prior to the submission of this planning application, pre-application advice was sought. This confirmed that there is no objection in principle to the proposed extension.

PURPOSE

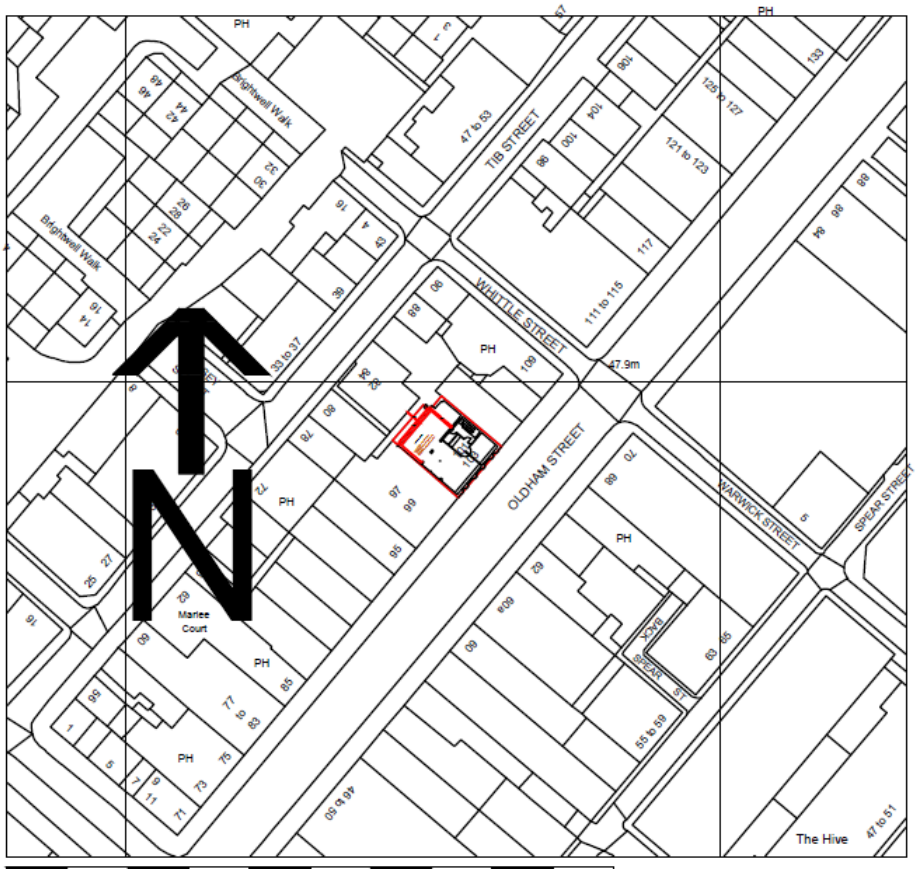
1.5 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise. The purpose of this Planning Statement is as follows:

- To describe the site and surrounding area.
- To identify any statutory or local planning-related designations affecting the site. Including Heritage impact.
- To provide details of the scheme that is being brought forward.
- To consider the proposed development having regard to the provisions of the Development Plan.
- To consider any other material considerations.

1.6 This document should be read in conjunction with the suite of documents submitted in support of the planning application.

2. SITE AND SURROUNDING AREA

2.1 The site consists of a three storey mid-terraced mixed use building. To the ground floor there is a bar/restaurant, with the upper floors accommodating office/studio space. The building features stone detailing to the front elevation, whilst the rear comprises red brick.



Location Plan – not to scale

2.2 When viewed from the side, it is possible to see that the property features a stepped rear elevation, with the ground and first floors currently projecting further to the rear than the second floor. The rear elevation at all levels currently features large, clear glazed windows.

2.3 The site is surrounded by other existing mixed use buildings that accommodate restaurants, cafes, bars, retail, offices and residential units. Typical of a city centre location these uses are juxtaposed in close proximity to one another.

3. STATUTORY AND OTHER DESIGNATIONS

FLOOD RISK AND DRAINAGE

3.1 The site falls within Flood Zone 1; it is therefore not at risk of flooding.

PUBLIC RIGHTS OF WAY

3.2 The site is not subject to any public rights of way.

ECOLOGY

3.3 The site is not subject to any statutory ecology related designations.

TREES

3.4 There are no TPOs within the site.

SUMMARY

3.5 In summary, the site is not constrained by any local, regional or national statutory or non-statutory designations that would preclude its development in the manner proposed.

4. HERITAGE

4.1 The site is located within the Smithfield Conservation Area (CA).

4.2 Policy CC9 requires all new build to be of the highest standard in terms of appearance and function. Development should preserve or enhance the heritage assets identified.

4.3 Smithfield CA lies on the north-eastern edge of the city centre. The Stevenson Square CA lies on the opposite side of Oldham Street. The area is bounded by Swan Street, Oldham Street (the common boundary with the Stevenson Square CA), Market Street, High Street and Shudehill.

4.4 With regards to any enhancements or improvements to any buildings in the CA the CA Appraisal notes that it is important to retain the narrow-fronted character of the older buildings. In particular the height, scale, colour, form, massing and materials of new buildings should relate to the existing high quality buildings and also complement their character.

4.5 The Appraisal goes on to state that:

"Designers should be aware of proportion and rhythm in their buildings and also differentiate a ground floor, middle portion (where there is sufficient height to do so) and a top part which creates a varied skyline, in order to enhance the area".

4.6 The proposed second floor extension would be located to the rear of the building. At present the ground and first floor project further than the second floor, meaning there is an existing flat roof at the rear of the building. This proposal seeks to erect an extension at the second floor onto the existing flat roof. The extension would not run across the entire width of the building, rather it would extend across for 7.7m and out to the rear by 4.37m.

4.7 It is considered that the existing flat roof element of the building is not complementary to the CA, it appears incongruous and unfinished in this setting. The proposed extension would uplift this elevation.

4.8 The extension would comprise of a lightweight steel frame structure with composite cladding to the elevations and roof. It is considered that this composite cladding would provide a modern and sleek finish, commensurate with other extensions of this kind on the opposite side of Oldham Street. It is considered that differentiating the materials in this way would ensure the extension can be identified as new development, i.e. not creating a pastiche on the historic fabric of the building. The cladding is considered to complement the existing building without taking away from its integrity or character. The Conservation Officer raised no objection to the proposal in principle during the pre-application advice request.

5. THE PROPOSAL

Use

5.1 The existing property comprises a bar and restaurant to the ground floor with offices to the upper floors.

5.2 The proposed extension would accommodate additional office/studio space for the current tenant.

Amount/Scale

5.3 At present, the rear elevation of the building is staggered at each level. There exists therefore a flat roof at first floor level. The proposed extension herein seeks to create additional space at the second floor, this would extend from the rear of the property by 4.37m and across the rear of the building by approximately 7.7m. This would essentially bring the second floor in line with the projection of the remainder of the building, albeit the extension would not extend across the full width of the building, therefore ensuring a subservient size and scale.

Appearance

5.4 The extension would be a lightweight steel frame design with colour coated composite roof and wall cladding. It is proposed to include 2 high level windows on the rear elevation. The location of these has been carefully considered to protect the amenity of surrounding properties. The nearest property to the rear of the site comprises a mix of uses including residential to the upper floors. The rear facing building features high level windows in its rear elevation so as to provide natural light whilst ensuring amenity and privacy for its occupants; this proposal follows suite.

5.5 A door/opening is also proposed to the side elevation of the proposed extension, again this is to enable the maximum amount of natural daylight. The positioning of this on the side elevation has been carefully selected as there aren't any sensitive receptor windows in the vicinity of this elevation.

Access

5.6 This is an existing building with no changes to the access. The proposed extended space will be accessed internally from the existing office space.

Waste

5.7 As this is an existing building with a current occupier the proposed extension would not create any additional operational waste. The additional space would allow the tenant to reconfigure their use of the space, it would not intensify this use or increase waste production in anyway, there would be no change to the number of staff etc. therefore there is no change to the current waste strategy.

6. CONCLUSION

6.1 This application is submitted on behalf of SA Property Services Ltd in respect of the erection of a second floor extension to an existing office space above a flat roof at 103 Oldham Street, Northern Quarter, Manchester. The proposed extension would enable the existing tenant to enhance their working environment and provide them with the additional space they need to enable them to work more effectively and efficiently in their current location (as opposed to having to relocate).

6.2 Policy EC2 states that the Council will seek to retain and enhance existing employment space and sites. Whilst this unit is not specifically an employment unit, it does generate employment. Its enhancement by way of this extension should therefore be supported.

6.3 Policy CC1 relates to new economic development and notes that the focus will be in B1a high density offices in City Centre locations. Whilst this is an existing property, its extension as proposed should again, be supported in line with this policy.

6.4 It has been set out within this document that the proposed extension has been designed and sited to ensure it would not detrimentally affect the Conservation Area and rather it would complement and enhance it.

6.5 Furthermore, National Planning Policy Framework (2019) states at paragraph 80:

"Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development."

6.6 It is therefore concluded that the proposed extension is entirely acceptable and in accordance with both the Development Plan and relevant material considerations and indeed would deliver a sustainable economic development. It is respectfully requested therefore that this proposal is approved without delay.