Design & Access Statment

EXTENSION AND REFURBISHMENT OF
LUTHER KING HOUSE



Job: 2535
For: Luther King House
Educational Trust (LKHET)

Date: 31/07/26
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RIBA



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Introduction

1.1

Overview

The application site forms part of a Christian Centre for Learning known as the Luther King Centre.

In 2025, the Luther King Centre launched a new ‘identity’ following the merger of the Baptist College, Martin Luther King Centre and Northern College (United Reformed Church). The Centre announced the launch of new pathways in Theology, Ministry and Mission, with new learning programmes introduced. These can be studied midweek on-site or part-time, accessed remotely.

To modernise and improve facilities at the site, the college are seeking to refurbish the existing, main quadrangle building and erect a 3-storey extension, with adjoining single-storey canopy extension, on the east elevation. The proposed plans also show the provision of a first-floor link extension, to connect the proposed 3-storey extension to the upper floor of the existing kitchen block.

The aim of the project is to improve access and circulation spaces within the existing building and create a more attractive space for learning. In doing so the project will improve the economic viability of the College, securing its long term presence in the local community, and enhance the sustainability credentials of the building.

Location

The application site lies in the Fallowfield area of Manchester, with Norman Road to the north and Brighton Grove to the south.

A range of college buildings occupy the campus, the building that is the subject of this application comprises a quadrangle building arranged around a central courtyard, as shown on the site plan overleaf.

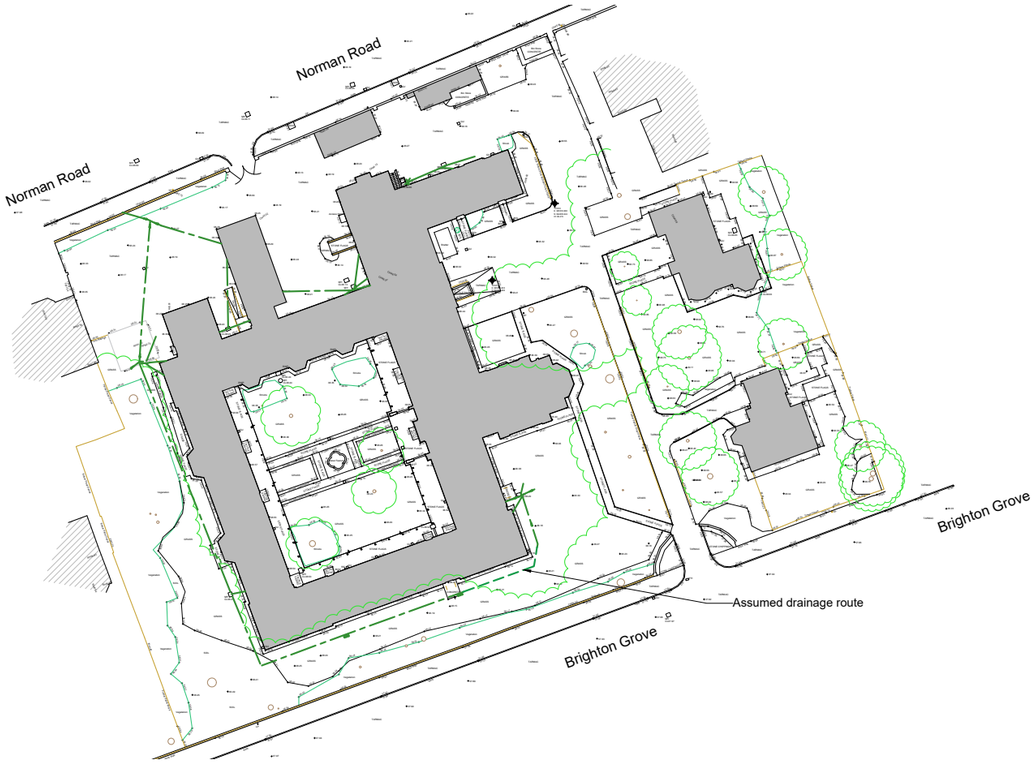
To the east of the main building there are 2 houses (no 29 and no 31), which are in the ownership of the College. No 29 is currently used as offices, whilst no 31 is in residential use, provided to a member of staff.

Below: Aerial Image of Main Entrance on Site
Right: Site Location





Above: Aerial Image of the Luther King Centre within the Fallowfield context.



Luther King College History

The Building's History

The original Baptist College building, situated at the site, was constructed in 1872 according to the foundation's information. The OS maps and historic photographs indicate that the current Chapel was a late edition that first appeared as an extension around 1940. Most of the current building surrounding the quadrangle was constructed in 1969 when the original Baptist College was demolished.

The office extension on the north elevation was constructed in the 1980s following the grant of Planning Permission in July 1980. The glazed link, extension, entrance and re-ordering of the Library on the east elevation was completed in 2007.

Luther King House, the B&B and the conference facility has grown in use following the drop in student numbers in order to supplement income. The northern Baptist College was formed in 1963, however the history of Baptist teachings in the north of England date back to the early 19th century.

The College as it exists today was the formation of several institutions. In the 1970s, new training schemes for minority groups began within Colleges of other denominations in the city. After the creation of the Northern Federation for Training in Ministry, this College was renamed the Luther King House. It is owned and managed ecumenically under the Partnership for Theological Education.

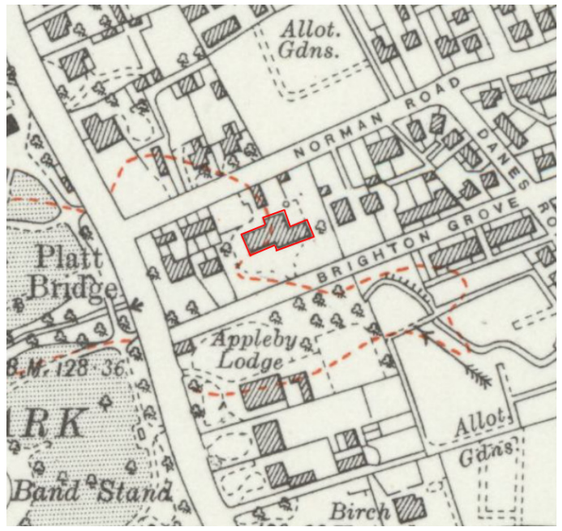
A large part of the Colleges educational work has been based within local churches, with regional tutors appointed.

Following the COVID-19 Pandemic, a large amount of teaching is now completed online. In future, the online degree programme and courses are though to be an area for growth. The physical building must foster the inclusive open culture of Luther King College and allow for the partnering Colleges to integrate into the same institution.

Currently the Baptist House is located across the road. This inclusivity is not helped by the separation of teams across multiple buildings.



Rusholme Archive photo of the Original Baptist College
https://rusholmearchive.org/brighton-grove



Historical OS 6 inch map published in 1940 from the National Library of Scotland showing the Baptist College and Chapel
https://maps.nls.uk/view/101104181



Historic England 1945 Aerial Photograph showing the Chapel
https://historicengland.org.uk/imagesbooks/archive/collections/aerialphotos/record/raf_3g_tud_uk_184_vp2_5117



Google earth image 2000 prior to the glass link installation adjacent to the chapel.



Historic England 1969 Aerial Photograph showing Luther King House and Chapel
https://historicengland.org.uk/imagesbooks/archive/collections/aerialphotos/record/raf_543_4782_v2_0036



Google earth image Present day

Introduction to the Applicant and Operation of the College

Applicant and Operation Information

The application is submitted by the Luther King House Educational Trust (LKHET), formed by the merger of the Baptist College, Martin Luther King Centre and Northern College (United Reformed Church).

In order to improve facilities, sustainability and financial resistance of these colleges they have taken the decision to merge the denomination assets and just keep the Manchester site (ie application site) operating.

The existing site is a Christian centre for learning with a wide-reaching and international pupil base. At the current time the College have 68 students enrolled on their courses. Unlike many other colleges, the majority of teaching is conducted online, with only approximately 15 - 20 students attending site in person. When attending site in person, pupils attend site on a short-term basis. This tends to be on Tuesday's and Wednesday's, with some staying overnight in the on-site accommodation.

The on-site accommodation currently comprises 57no bedrooms, including single, twin and double bedrooms with en-suite facilities.

The applicant has confirmed the following monthly student numbers for accommodation stays;

- September 2025 = 42
- October 2025 = 40
- November 2025 = 56
- December 2025 – 28
- January 2026 = 53
- February 2026 = 44

Over the 6 month period specified above, there was an average of 11no bedroom stays per week. Approximately 50% of these stays were based on a 2-night stay early in the week and the remainder were generally on a Tuesday evening.

To gain a regular source of income, student facilities are rented out whilst not being used by pupils. The Martin Luther King Centre takes bookings for the general public to book affordable accommodation in South Manchester.

The applicant has indicated the following occupancy rates for accommodation over the academic year September 2024 – August 2025;

- September – 86.6%
- October – 81.7%
- November – 85%
- December – 62.2%
- January – 55.1%
- February – 63.9%
- March – 65.3%
- April – 61.3%
- May – 73.6%
- June – 72.1%
- July – 78.4%
- August – 59.5%

The average occupancy rate for accommodation for the academic year September 2024 – August 2025 was 70.4%.

In addition to income from accommodation, income is also generated by conferences at the College. At the moment, there are six conference rooms within the main building. These are housed within the West Wing of the building, with the exception of the Chapel on the East Wing. These range from the largest room 'The Chapel Suite' (capable of accommodating 100 people in a theatre style layout or 24 people in a boardroom layout) to the 'Overdale Room' (which accommodates 20 people in a theatre style layout or 12 people in a boardroom layout).

The applicant has indicated that in general they have 2 external conferences a day with a maximum of 40 people in attendance. However, each day/week varies depending on the bookings that have been made. There were only around 10 occasions last year when there were conferences with attendees close to 100 in total on days other than a Sunday.



Existing conference facility.



Existing dining room.



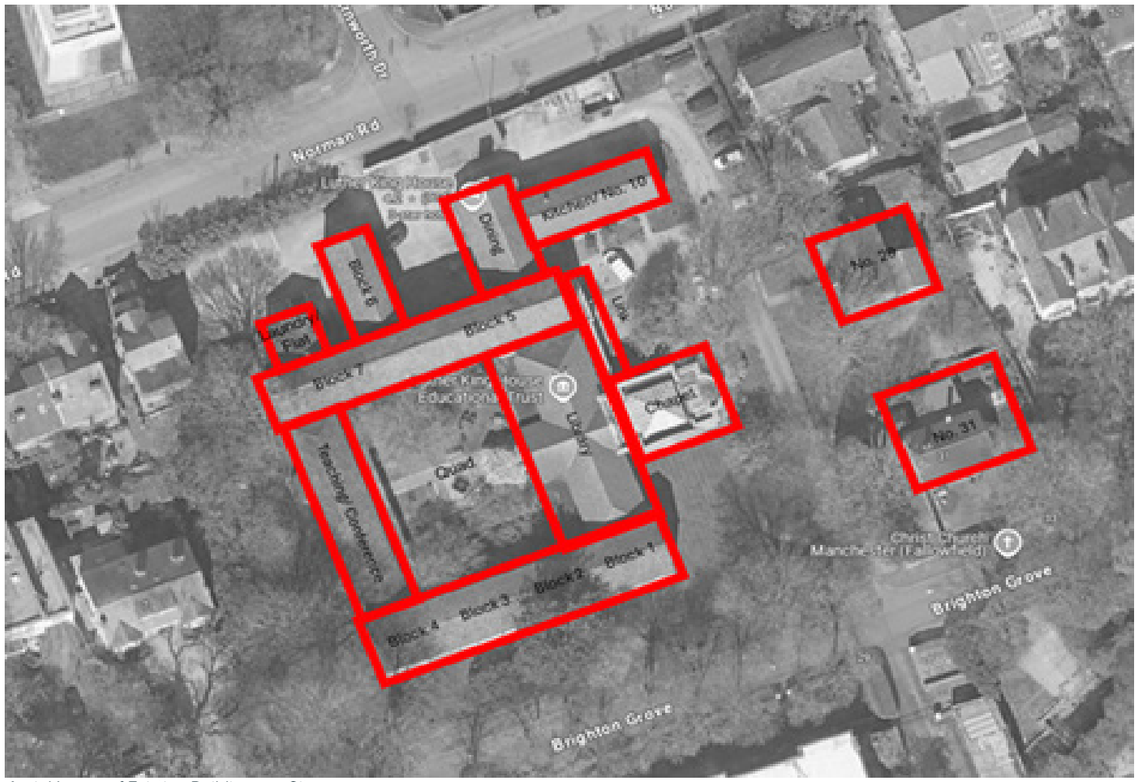
Existing accomodation.

As seen from the photographs, the existing conference facilities are dated in their appearance and provision. Consequently, the College have been experiencing declining income from this source over recent years.

In addition to being used for conferences and meetings, the Chapel is also consecrated as a place of public worship, being available on Sundays for the general public to attend. Numerous church groups use the Chapel on Sunday's, with generally up to 100 people in attendance.

In terms of staff numbers, the College currently employ a total of 42 staff. This comprises 22 full-time staff and 20 part-time staff, many of whom live within easy walking distance of the application site or travel to work via public transport links.

Existing Buildings at the Luther King College



Aerial Image of Existing Buildings on Site

The Existing Buildings

The original Baptist college was constructed in 1872. The Chapel, on the east wing of the quadrangle, was thought to be added in the 1930s. The remainder of the college was rebuilt in 1963.

Block 6 was constructed in the 1980s, whilst the link (containing glazed link from chancel, new draft lobby and toilets) was constructed in 2006.

Whilst having been regularly maintained and being in generally good condition, the layout of the building is not designed for the current needs of the College.

General issues with the existing building include doors not all being accessible, layout issues with poor circulation space for wheelchair users, inadequate provision of accessible bedrooms and outdated conference facilities that do not meet modern methods of hybrid learning.

Assessing each of the 'Wings' of the building in turn, the following issues with the existing building are raised.



Image of Existing Central Courtyard



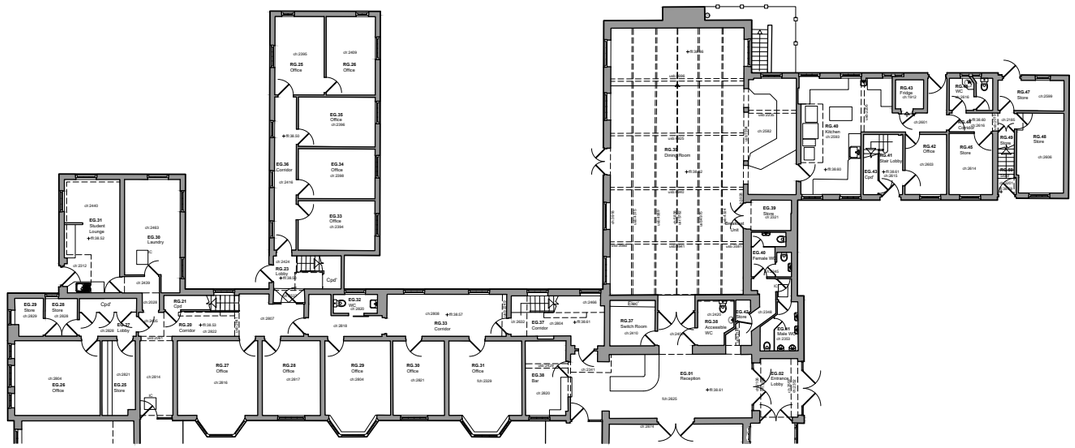
Drone aerial image of existing site

As Existing Plans

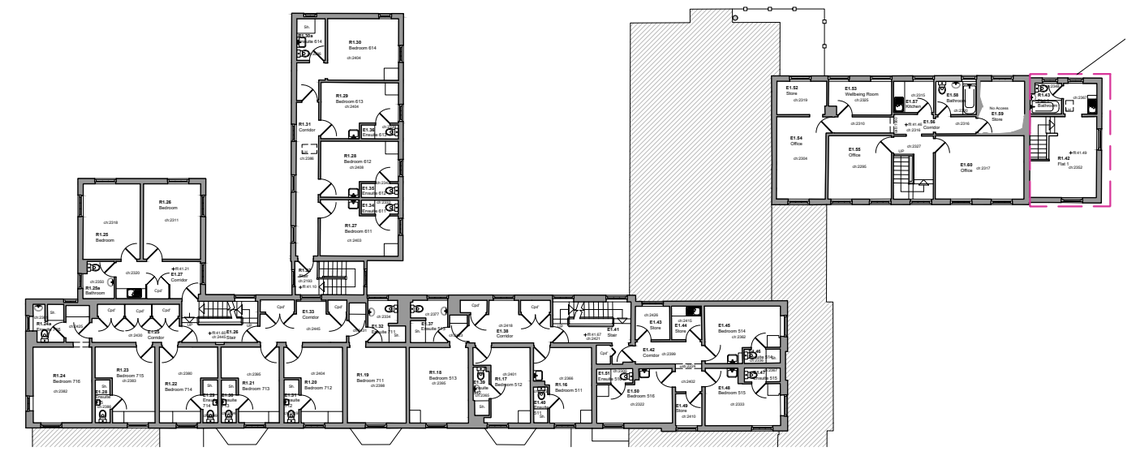
The North Wing

The ground floor of the north wing currently contains a lounge area used by students of the college, a laundry for use in connection with the on-site accommodation and the offices connected to the college. The offices double up as tutorial spaces between staff and students. There is also an internal stairwell which provides the main entrance for the accommodation above.

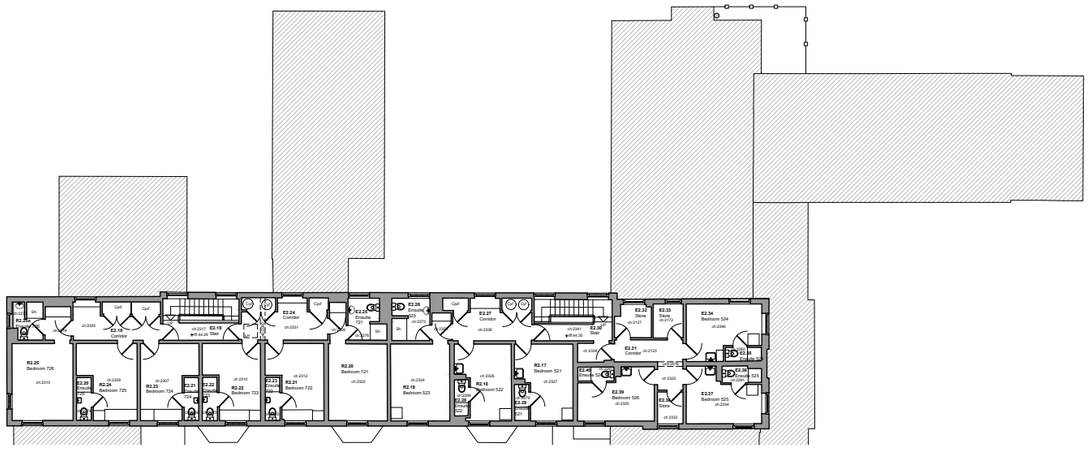
The eastern end of the ‘north’ wing contains the single-storey dining room with adjoining 2-storey block off. This has a kitchen on its ground floor and offices, store rooms and 1no self-contained flat on the first floor. Internally and externally, Blocks 5 and 7 (the ‘North Wing’) are generally in good condition. However, there is no open plan office space in which to conduct larger meetings and the laundry room is not commensurate in terms of size to the total number of bedrooms on the site.



Existing Ground Floor of ‘North Wing’ (taken from Drawing No 2535-006



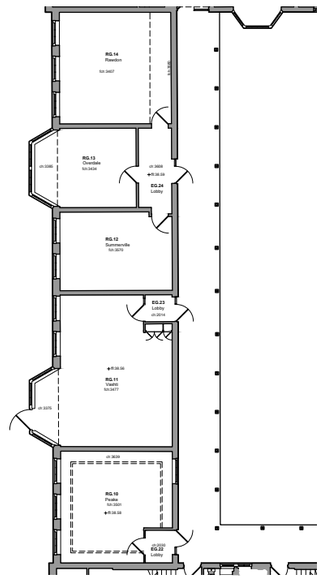
Existing First Floor of ‘North Wing’ (taken from Drawing No 2535-008



Existing Second Floor of ‘North Wing’ (taken from Drawing No 2535-010

The West Wing

This comprises a single-storey wing containing the main conference facilities. As outlined earlier in this Statement these are dated in appearance and are all self-contained rooms that do not offer the flexibility of being ‘opened’ up to larger conference rooms if required, limiting the conference offering available.



Existing Ground Floor of ‘West Wing’ (taken from Drawing No 2535-005

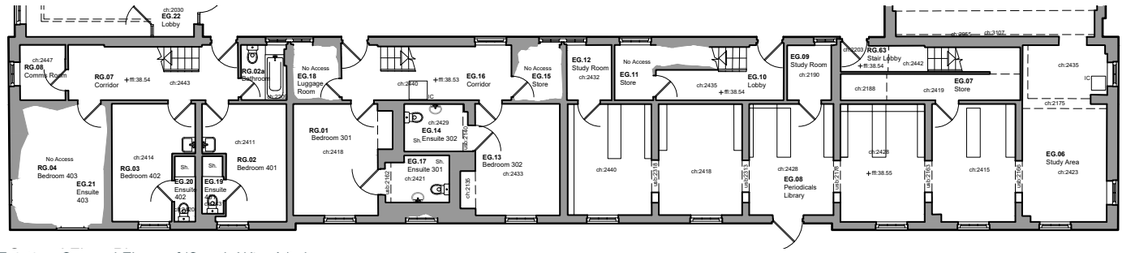
The South Wing

On the ground floor this contains 5no bedrooms at its western end (shown as Bedrooms 403, 402, 401, 301 and 302). All these bedrooms are ensuite.

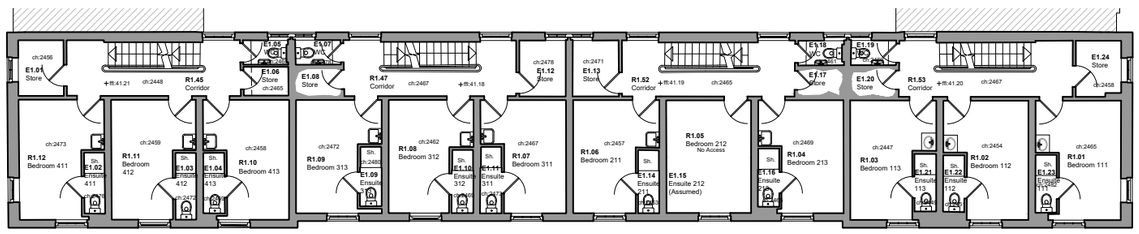
It is important to note that only two of these bedrooms are currently fully accessible, these being Bedrooms 301 and 302 (the design of the ensuites in these areas are also small, and not up to current standards).

In the absence of an accessible lift in the building, these are currently the only accessible bedrooms in the main College building.

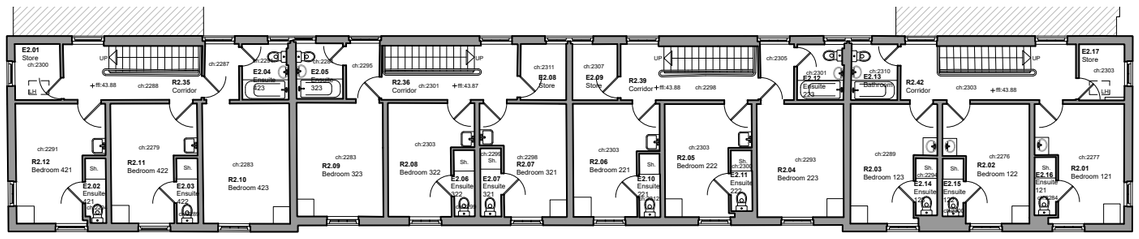
The South Wing also accommodates the College library, with two small study spaces off to the side.



Existing Ground Floor of 'South Wing' (taken from Drawing No 2535-005



Existing First Floor of 'South Wing' (taken from Drawing No 2535-007

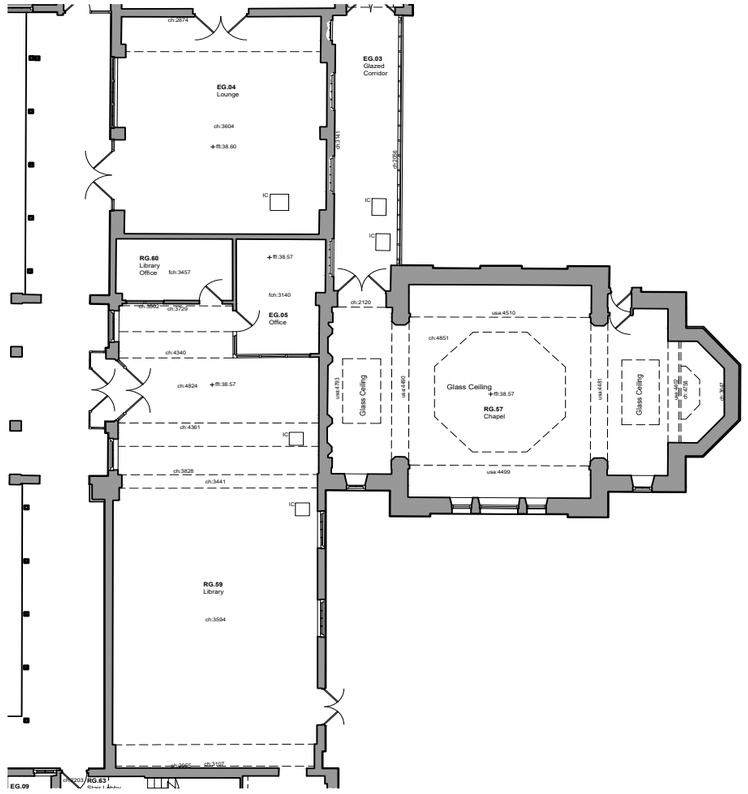


Existing Second Floor of 'South Wing' (taken from Drawing No 2535-009

The first and second floors of the 'south' wing house accommodation. Comprising of 24 ensuite bedrooms, the accommodation is located in 4 blocks, each accessible via its on staircase. The former hallway bathrooms and ensuites divide the blocks at first and second floor limiting access between the blocks, causing issues for the operation of the building and guest wayfinding.

The East Wing

This forms a single-storey building containing a lounge, offices and College library with the original Chapel, dating from the 1930s, located off. The Chapel is divided into 2 areas, the Chancel (to the east) and the Nave (main Chapel space).



Existing ground floor – East Wing (taken from drawing number 2535-005)

2.0

The Proposal

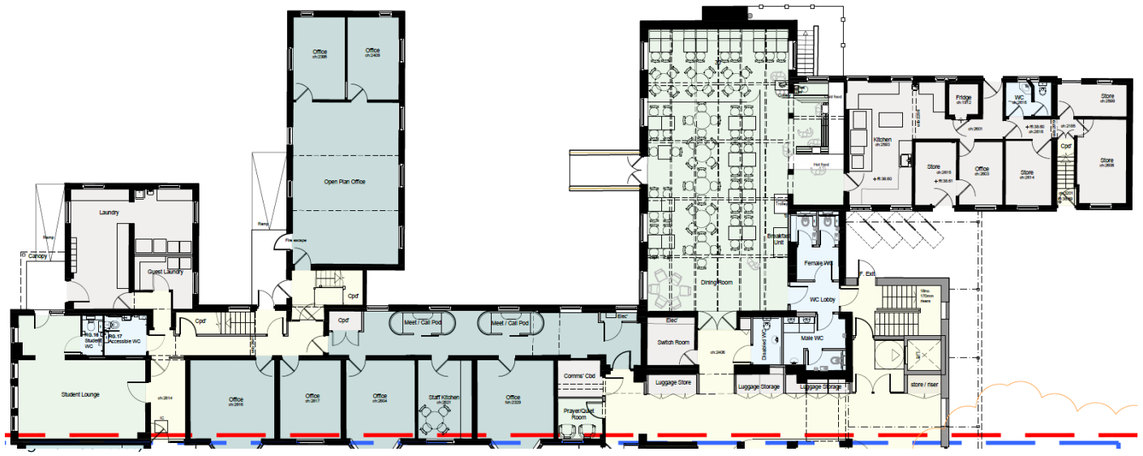
The proposal seeks both changes to the internal configuration of the existing building and the addition of an extension on the East Wing of the building.

2.1

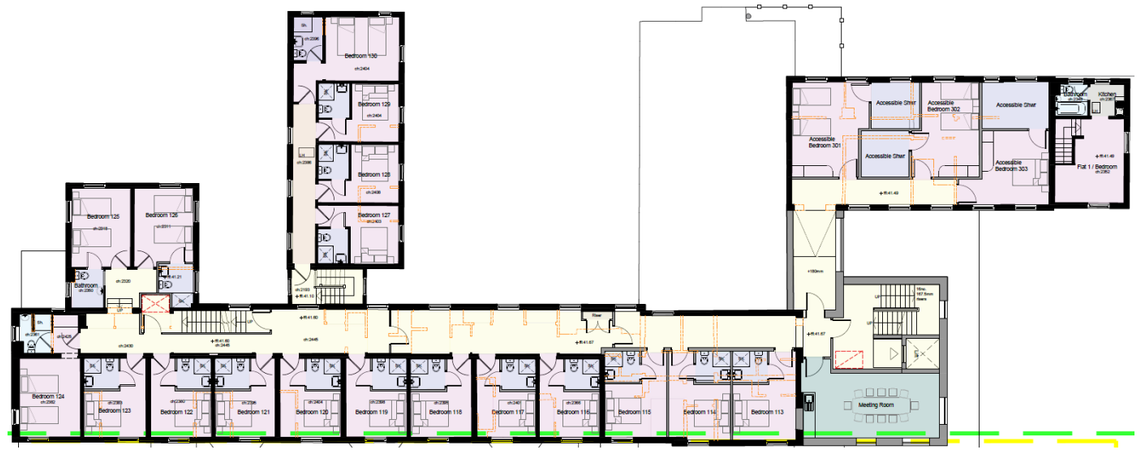
The North Wing

On the ground floor of the north wing it is proposed to remove existing partition walling to create a large open plan office space in lieu of 3 existing offices and to relocate the student lounge to create a larger laundry room. The new student refreshment room will house 1 no. self-contained toilet, with an adjacent accessible wc.

It is also proposed to remove an existing stairwell to 'declutter' the existing corridor area and allow the provision of small meeting pods within the corridor (see drawing number 2535-063 below). The proposal improves wayfinding and access at higher levels by directing guests to a fewer number of staircases.



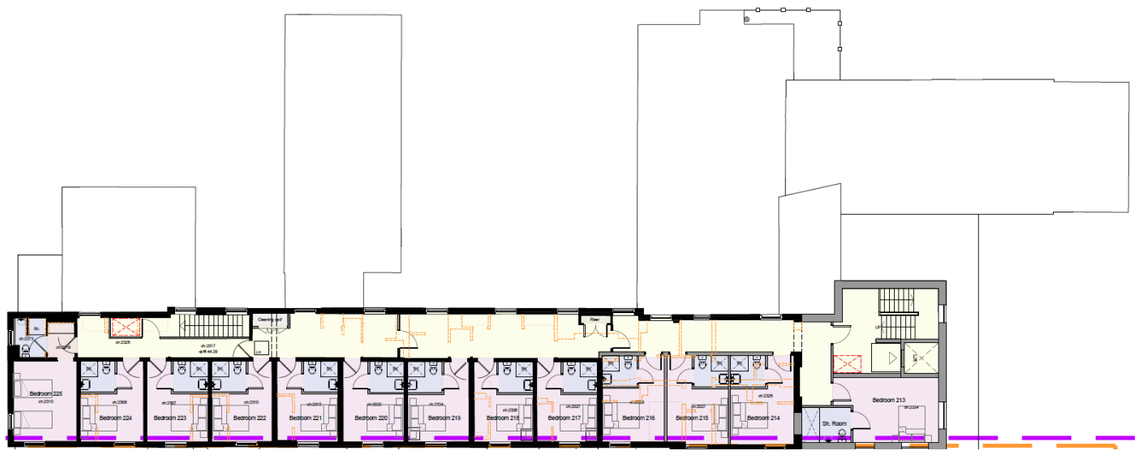
Proposed Ground Floor of 'North Wing' (taken from Drawing No 2535-063



Proposed First Floor of 'North Wing' (taken from Drawing No 2535-063

On the first floor of the 'North Wing' (see drawing number 2532-063 above) it is proposed to re-configure the internal layout to create 3no accessible bedrooms (2no twin rooms and 1no double room), each with fully accessible shower room. The self-contained flat on the first floor will remain unchanged.

The newly formed accessible bedrooms will be linked to the proposed 3-storey extension via a proposed first floor link extension. This will include a 2.2m long ramp, to help users navigate the change in levels. The new link extension will enable fully accessible access to Proposed Bedrooms 317-319, with the provision of a lift from the main reception area.

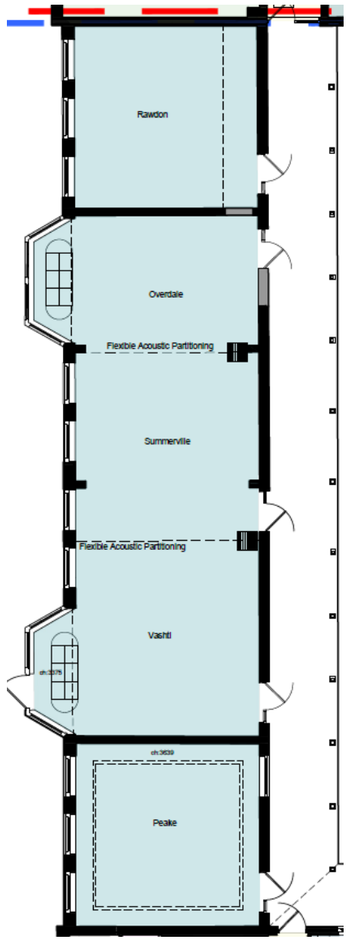


Proposed Second Floor of 'North Wing' (taken from Drawing No 2535-064

The West Wing

The ‘West’ Wing of the quadrangle will remain largely unaltered, still including the College conference facilities. The Rawdon and Peake rooms will retain their existing dimensions and be refurbished. Whilst the central conference rooms, ie the Overdale, Summerville and Vashti rooms, will have flexible acoustic partitioning installed between them.

This will allow flexibility for them to be used as a smaller room or enable the formation of a larger conference room (in addition to the provision of the Chapel). At the current time, the College does not have the capacity to run 2 larger conferences concurrently, due to the limitations of only having one larger conference space.



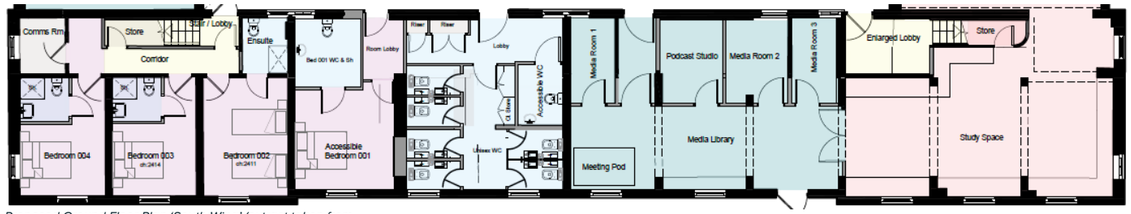
Proposed ‘West’ Wing (taken from Drawing Number 2535-063)

The South Wing

The ground floor of the south wing will be reconfigured to provide a fully accessible bedroom and 3no further ensuite bedrooms. The removal of bedrooms and an internal stairwell in the centre of the ‘south’ wing will allow the provision of 6no w/c’s and one accessible w/c, to serve the conference facilities and library, The existing library will be sub-divided and modernised into a media library, with 4no studio spaces off to the side.

The existing eastern section of the library will become a dedicated Study Space.

The adaptations to the South Wing will allow the provision of more modern learning and study spaces rather than the current provision of a traditional singular library space.



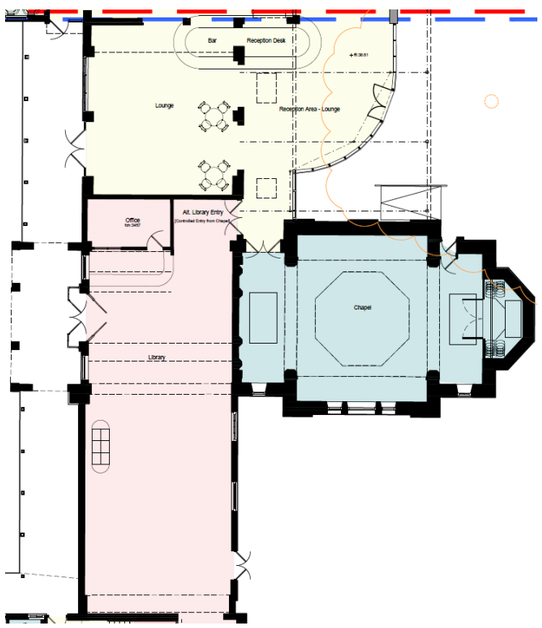
Proposed Ground Floor Plan ‘South Wing’ (extract taken from drawing number 2535-063)

The East Wing

The southern section of the East wing will remain in use as a student library, with upgrades to its interior.

The main change on the East Wing is the proposed addition of a 3-storey extension, sited between the existing 2-storey kitchen block and the Chapel.

A first floor extension is also proposed, to link the new 3-storey extension to the first floor of the kitchen block. The main aim of the proposed extension is to improve the main entrance to the building and create a more welcoming ‘first impression’ to the College, as well as providing space for a lift to improve accessibility.



Proposed ‘East’ Wing (taken from Drawing Number 2535-063)

Extension to the East Wing - Concepts

East Wing Proposal - Location

Various locations were explored for the new extension.

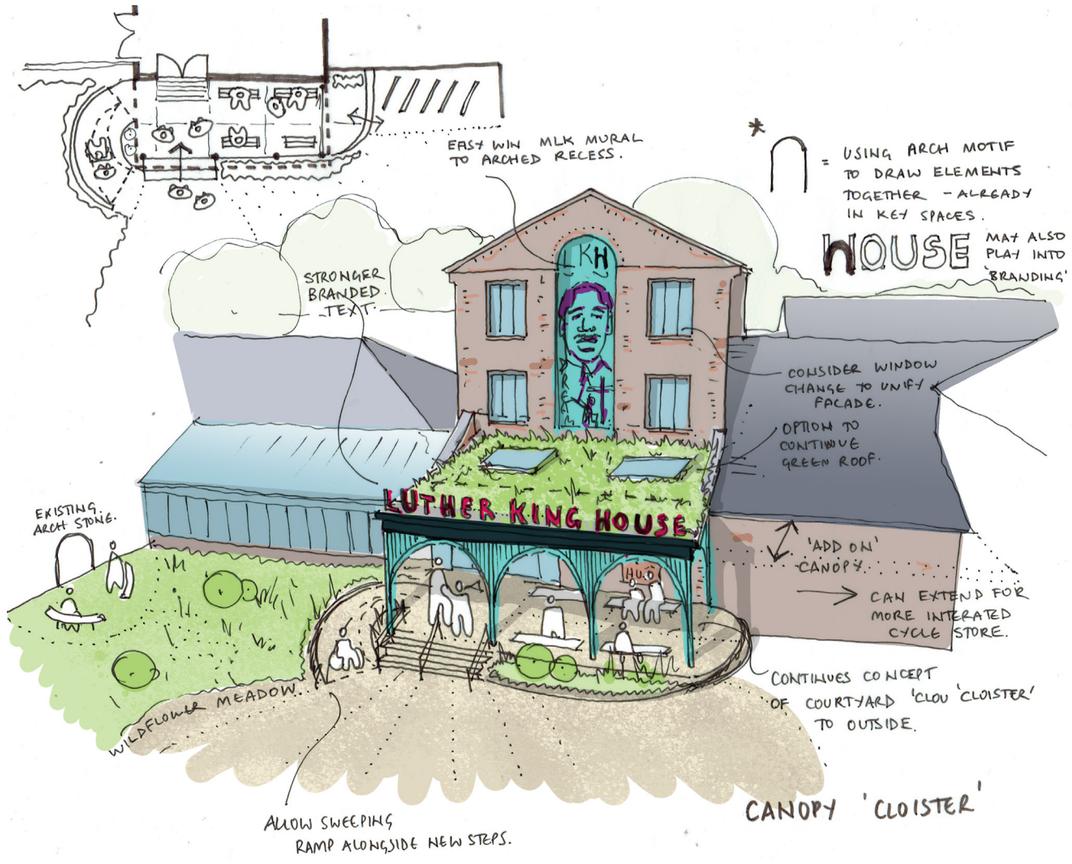


Initial East Wing Concept Imagery - The Arrival

We explored the option of creating a better sense of entry and arrival through the erection of a new canopy, which references both the internal 'cloister' courtyard and the arched shapes found through the building.

Green roofing and planting were illustrated to visually connect the extension to the courtyard outside.

A large mural is shown on the front inset arch (on the existing elevation) as a further way to increase visual presence and increased visibility within the local setting.

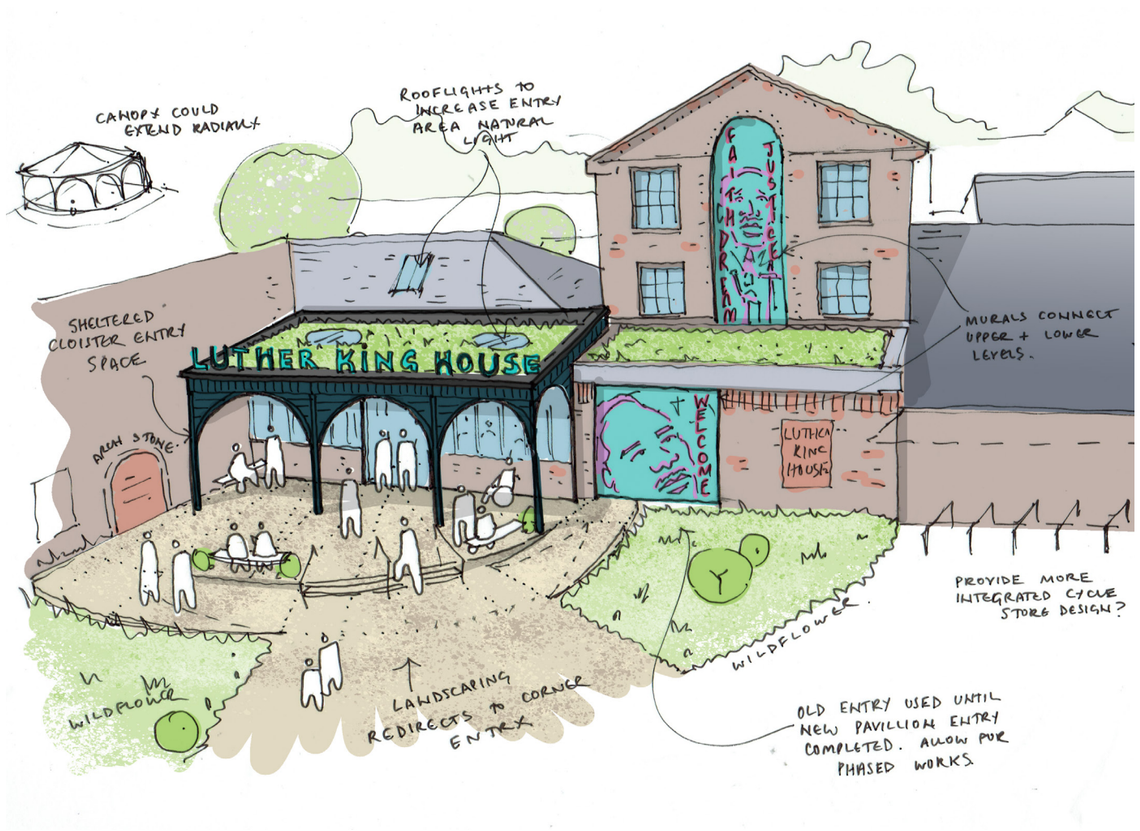


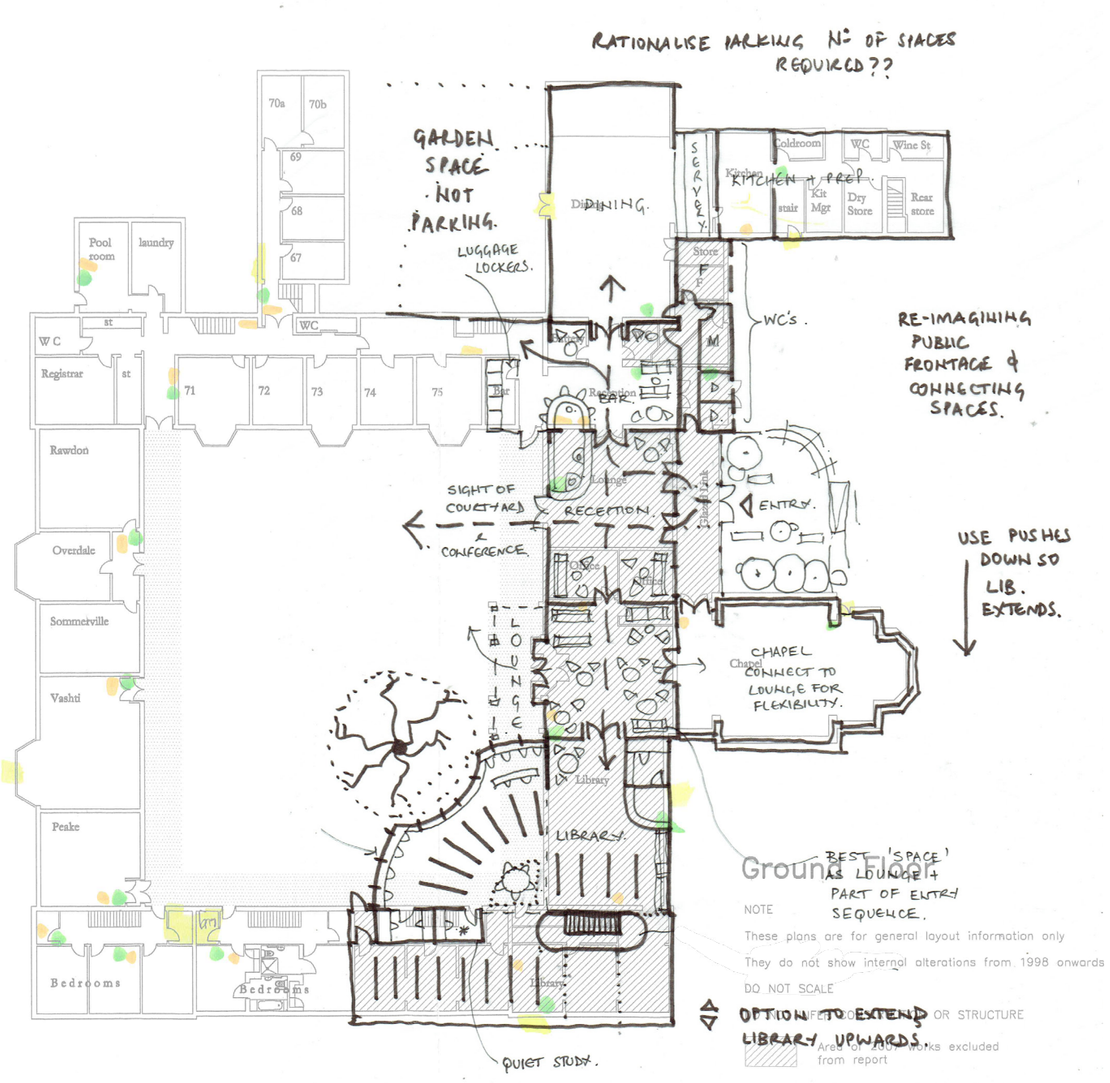
Changing the Arrival Point

Using similar ‘entry pavillion’ design and allowing murals to connect the upper and lower levels of the building.

The existing entry to the building would be used until a new pavilion type entry was completed during the phased works.

New hard landscaping would direct the eye to the new entrance canopy in the corner of the building.





Arrival - Proposed Front Extension

This again centralises the main entry area to allow the creation of a 3-storey addition, with connecting extension over the existing adjoining block.

Allowing the creation of a new frontage allows for better connection between the main external space and better wayfinding within the building.

The 3-storey element allows for improved vertical circulation space within the building, with the incorporation of a stairwell and new lift.

The creation of a new open plan reception space, with the use of extensive floor to ceiling glazing, allows ease of access and open views of the spaces beyond.

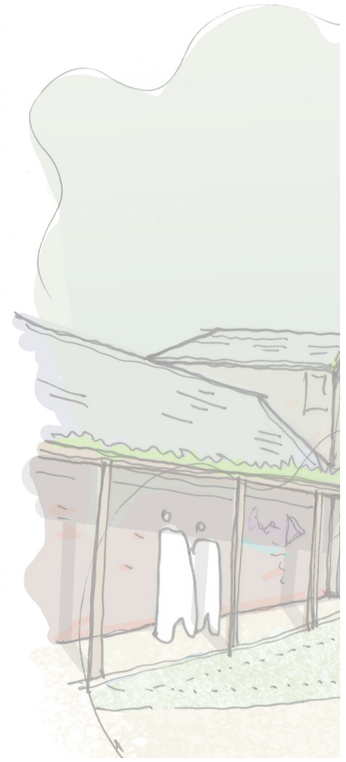




Examples of contemporary timber cloister like spaces

Covered Walkway

The incorporation of a covered walkway on the east elevation takes design cues from the existing internal cloister at the College. Examples of contemporary timber framed ‘cloister’ like spaces and canopies are shown above.



Extension to the East Wing - The Final Proposal

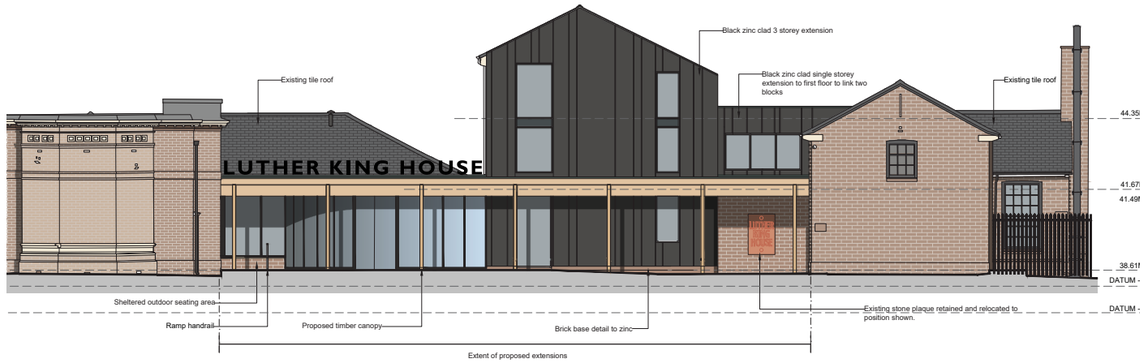
The Final Proposal

The final scheme takes its cues from the final concept drawing outlined above, illustrating a 3-storey zinc clad extension with first floor link extension connecting to the existing kitchen block.

A timber canopy is also proposed, sited between the existing Chapel and 2-storey kitchen wing of the building.

Individual lettering, spelling the name ‘Luther King House’, will be positioned across part of the top of the proposed canopy to direct people towards the new main entrance and add visual presence to the building.

The proposed elevations, taken from drawing number 2535-071, 072 and 074, are shown below and overleaf.



Proposed East (front) elevation (taken from 2535-071)



View of Elevation 6 i.e. when viewed from the south looking toward the north wing and 2 storey kitchen (taken from 2535-072)





3D Visuals of the proposed extension.

Supplementary Information



Planning Policy

National Planning Policy Framework

Key sections of the current NPPF are as follows:

NPPF Paragraph 8 'Achieving sustainable development' sets out that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives).

Economic objective – this seeks to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

Environmental - to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

Social - to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities health, social and cultural well-being.

Paragraph 96 aims to promote healthy, inclusive and safe places which promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other.

Paragraph 115 requires that in assessing development proposals, it should be ensured that sustainable transport modes are prioritised and any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be mitigated.

Paragraph 116 states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe. Within this context, priority should be given to pedestrian and cycle movements and facilitating access to high quality public transport.

The Development Plan

Decisions on planning applications must be made in accordance with the relevant development plan unless material considerations indicate otherwise.

The Manchester Local Plan is applicable to the application site. It consists of the documents listed below. The policies listed are considered relevant to determination of the application.

Manchester Core Strategy

The Core Strategy was adopted by Manchester City Council on 11th July 2012 and covers a period of 15 years from 2012 to 2027. This was updated in 2022, to take into account the adoption of the Places for Everyone Joint Development Plan. The Core Strategy therefore needs to be read in conjunction with the Addendum to Manchester Core Strategy (2024).

- Policy SP1 – Spatial Principles
- Policy EN1 – Design Principles and Strategic Character Areas
- Policy EC8 – Central Manchester

Places for Everyone (PfE) Joint Development Plan

In addition, the Places for Everyone (PfE) Joint Development Plan is relevant. This is joint plan for the nine Greater Manchester Districts, including Manchester, and was adopted in 2024.

- Policy JP-S1 Sustainable Development
- Policy JP-S4 Flood Risk and the Water Environment
- Policy JP-G1 Landscape Character
- Policy JP- G7 Trees and Woodland
- Policy JP-G8 Net Enhancement of Biodiversity and Geodiversity
- Policy JP-C8 Transport Requirements of New Development
- Policy JP-P5 Education, Skills and Knowledge

Manchester Core Strategy

The following policies of the Manchester Core Strategy are considered directly applicable to the proposed development.

Policy SP1 – Spatial Principles

Policy SP1 highlights the key spatial principles which will guide development in Manchester to 2027. It sets out criteria for the Regional Centre and Manchester Airport and indicates that beyond these areas the emphasis is on the creation of positive neighbourhoods.

For the purposes of Policy SP1, the application site falls within the Inner Areas of Manchester as defined in the Core Strategy (see map below).

Policy SP1 states that development in all parts of the City, including the Inner Areas, should:

Make a positive contribution to neighbourhoods of choice including:

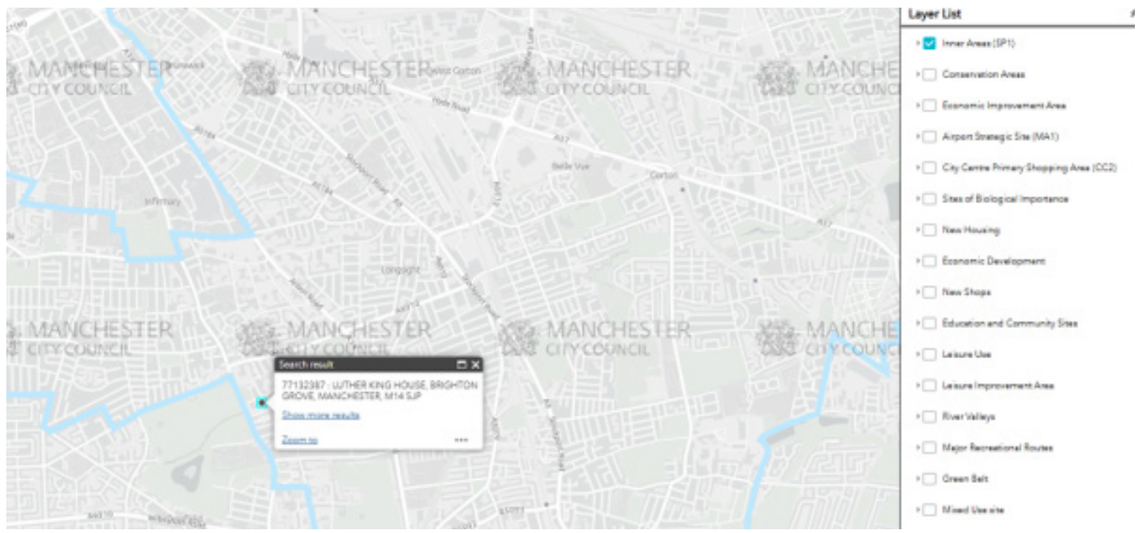
- Creating well designed places that enhance or create character.
- Make a positive contribution to the health, safety and wellbeing of residents
- Consider the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income.
- Protect and enhance the built environment.

Comment: The proposal will create a well-designed space that enhances the existing building's character, adding a contemporary extension whilst respecting the existing quadrangle form of the building.

It will improve circulation space within the building, incorporating a lift within the proposed 3-storey extension to improve accessibility to the upper floors and create a welcoming, open plan main reception space. The alterations to the internal layout of the building will also allow the creation of more fully accessible bedrooms on site and accessible wc's.

The proposal will provide benefits to both staff and pupils of the College and also members of the local community who attend the Chapel on site. These benefits are in accordance with both Paragraph 96 of the Framework and Policy SP1 which seek development to provide inclusive and safe places which provide social benefits to the community.

Further discussion on how the proposal will protect and enhance the built environment is included in the Design Principles section of this report.



Map showing boundary of 'Inner Area', as covered in Policy SP1 (extract taken from Local Development Framework Area online mapping)

Policy EN1 – Design Principles and Strategic Character Areas

This requires all development in Manchester to follow the seven principles of urban design, as identified in national planning guidance and to have regard to the strategic character area in which the development is located. It states that opportunities for good design to enhance the overall image of the City should be fully realised, particularly on major radical and orbital road and rail routes.

It continues to indicate that,

- Developers will be expected to consider the City's heritage and continue the rich pattern of activity in the core area.
- Whilst there will be opportunities to create landmark buildings, developments should also contribute positively to the experience of all at street level.
- Wherever possible the opportunity should be realised to enhance existing and provide new areas of meaningful open space, and the maintenance and improvement of the City's permeability should be considered in all proposals.
-

Design Principles/Analysis in Accordance with Policy EN1 and National Design Guide

In accordance with Policy EN1, this section of the report analyses the proposal against the Principles of Design outlined in national guidance.

For clarity, since the adoption of the development plan, the National Design guide has been expanded to include ten characteristics to a Well-Designed Place.

These are set out in Part 2 of the National Design Guide and comprise the following:

- Context – enhances the surroundings
- Identity – attractive and distinctive
- Built Form – a coherent pattern of development
- Movement – accessible and easy to move around
- Nature – enhanced and optimised
- Public spaces – safe, social and includive
- Uses – mixed and integrated
- Homes and Buildings – functional, healthy and sustainable
- Resources – efficient and resilient
- Lifespan – made to last

Paragraph 13 of the National Design Guide states that 'In a well-designed place, an integrated design process brings the ten characteristics together in a mutually supporting way' and that 'they interact to create an overall character of place.' It continues to state that good design applies to all development proposals, irrespective of the size of the site.

Paragraph 16 of the National Design Guide states that well-designed places and buildings come about when there is a clear design concept and when this concept is translated into a clear proposal. This may include inspiration from the site, its surroundings or a wider context and can also introduce new approaches that contrast, or complement, its context.

Paragraph 36 of the National Design guide indicates that well-designed places have individual characteristics which work together to create its physical character and that these help to nurture and sustain a sense of community.

The ten characteristics that contribute to good design and shape the character of a place are explored in more detail overleaf.

3.1

Context

Good design must complement the natural topography and existing development patterns along with embodying the local natural and built character.

Response:

The application site forms part of an existing, wider site used by the College, which comprises a range of both College and residential buildings. It therefore has a long-established use for educational purposes and the proposal will not alter the nature of the uses at the site, purely seeking to enhance and improve existing facilities rather than change the usage.

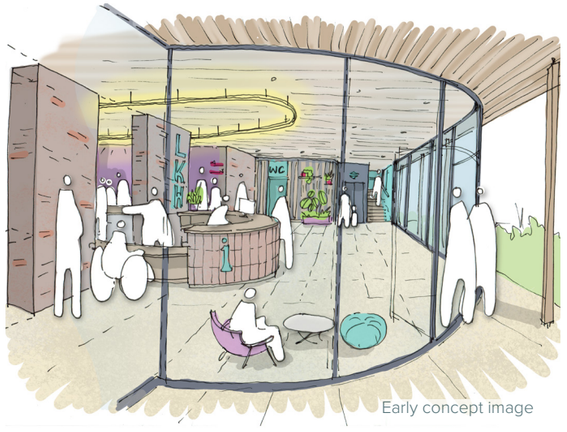
The local character of the area is distinguished by being predominantly residential. However, the site lies within close proximity of the Wilmslow Road, a main arterial route in Manchester and along which lies Manchester University, Manchester Girls Grammar School and other key education institutions in the city (see map within submitted Transport Plan). Developing the Luther King site as proposed will enhance the educational provisions at the site and help promote the College in the local area, embodying this as a key part of the city for education uses.

The building to which this application relates is arranged around a central courtyard, taking the form of a quadrangle building (see aerial image below).

The proposed development will adjoin the existing main College building and be viewed in the context of the existing, 3-storey North Wing of the building. The proposed new canopied entrance has been kept on the east elevation of the building to retain the existing internal courtyard space and the proposal will not alter the quadrangle form of the building.



In terms of topography, there are no significant changes in ground levels at the site. The application site and surrounding area being relatively level.



Early concept image

Identity

- Good design needs to draw reference from the local vernacular, taking influence for key features from the built environment, particularly in reference to proportion, fenestration patterns and materiality.
- New developments should be visually attractive and of high-quality design to give occupiers a sense of pride and help uplift communities.
- Consideration should also be given to wider street scenes and key views around/through the development to existing features in the landscape.

Comment: The proposed extension draws strong reference to the local vernacular in terms of proportion and scale.

The proposal is 3-storey in height, respecting the scale and massing of the existing North and South wings of the building and respects the relationships between the existing buildings at the site, preserving the quadrangle form of the building.

In terms of fenestration, the proposed 3-storey extension incorporates contemporary window openings on the front and rear elevations. These will be aluminium and respect the vertical proportions of the existing window openings within the building. Full height glazing is shown across the width of the proposed new reception area to maximise light and create a sense of openness to the new main entrance.

In term of proposed materials, the 3-storey extension is shown to be externally clad in black zinc. This will also be used for the roofing material. Whilst the existing quadrangle building is of brick construction, the use of contemporary zinc cladding is considered appropriate.

The incorporation of a different material will help differentiate the extension from the remainder of the building and help users of the site distinguish where the main entrance to the building is located.

Paragraph 16 of the National Design Guide states that well-designed places and buildings come about when there is a clear design concept and when this concept is translated into a clear proposal. This may include inspiration from the site, its surroundings or a wider context and can also introduce new approaches that contrast, or complement, its context.

Therefore, whilst the proposal will introduce new materials to the site the principle of introducing contemporary design is deemed acceptable. The main quadrangle is already comprised of buildings constructed over a wide timeframe and the proposed 3-storey extension will add to this phased development, adding a contrasting, modern extension to the range of buildings whilst respecting the scale and proportion of neighbouring buildings. The use of vertical standing seams in the zinc cladding will add further visual interest to the extension and help visually soften its scale and massing. It will also reflect the strong vertical symmetry of existing fenestration within the North Wing of the building.

Given the high-quality design of the proposal and the considerable visual and internal access improvements that will be made to the main entrance of the building, the scheme will provide a huge uplift in users sense of pride of the College. The new extension providing a light, open, welcoming space conducive to that of a main reception area and space for student learning.

Brighton Grove

In consideration of the wider streetscene, the application site lies between Norman Road, to the north, and Brighton Grove to the south.

Brighton Grove is characterised by being verdant and open in character and appearance, taking the form of a wide road lined by mature, deciduous trees. Buildings along Brighton Grove tend to be set back from the road creating a sense of openness to the streetscene (See Photograph 2 below). Nearby development is predominantly residential and varies in age, design and scale.



Photograph 1: Existing 3-storey development along Brighton Grove



Photograph 3: Development along Brighton Grove (entrance to application site on right of photo)



Photograph 2: Brighton Grove looking east



Photograph 4: Development to the east of Martin Luther College, on Brighton Grove



Photograph 5: View looking east along Norman Road towards Worsley Court and Platt Court)



Photograph 6: View of application site from Norman Road



Photograph 7: View of site from Brighton Grove

3.1

Built Form

Good design should put pedestrian access and safety at the heart of the scheme.

Development should be located in sustainable location and should give residents access to public transport connections and local services and facilities.

Response:

The proposed extension will be constructed on an existing area of hardstanding and will not encroach on any existing pathways within the site.

A ramped pedestrian access is illustrated between the proposed disabled parking bays and the new extension, allowing ease of pedestrian movements from the parking area to the building.

The site is deemed to be highly sustainable, with excellent public transport links as outlined in the Sustainable Transport plan that accompanies this application.

Movement

Development must consider the impact of cars and prioritise pedestrians and cyclists.

Development should also include green infrastructure, providing biodiversity enhancements at each possible opportunity.

Response:

Parking provision would be unaffected by the proposed development and the safety of pedestrians and cyclists is paramount in the design and phasing of the scheme, with adjustments to the routes of internal pathways to the main building to ensure the safety of pedestrians. A new covered bike store is included as part of this application.

The proposal will enhance biodiversity at the site, with the incorporation of a sedum roof on the proposed single-storey canopy extension.

Nature

Consideration must be given to ensure developments provide high quality open spaces which attract and enrich ecosystems and seek to proactively manage water. Public spaces will benefit from an element of interactivity and where possible interpretation boards and play areas should be included.

Response:

The proposal includes enhancing landscaping within the existing central courtyard upon completion of the proposed development.

The inclusion of a ‘green’ roof to the proposed canopy extension will help capture rainfall and manage surface water run-off from the building.

Public Spaces

Public spaces should include greens and pocket parks. Their provision should help mitigate climate change and the spaces should provide safe spaces for all.

Response:

The application site is within the private ownership of the applicant and does not include any areas of public open space.

Private areas of outdoor seating and open space are to be maintained across the site for users of the College and the proposed single-storey canopy extension provides new opportunities for covered, outside seating.

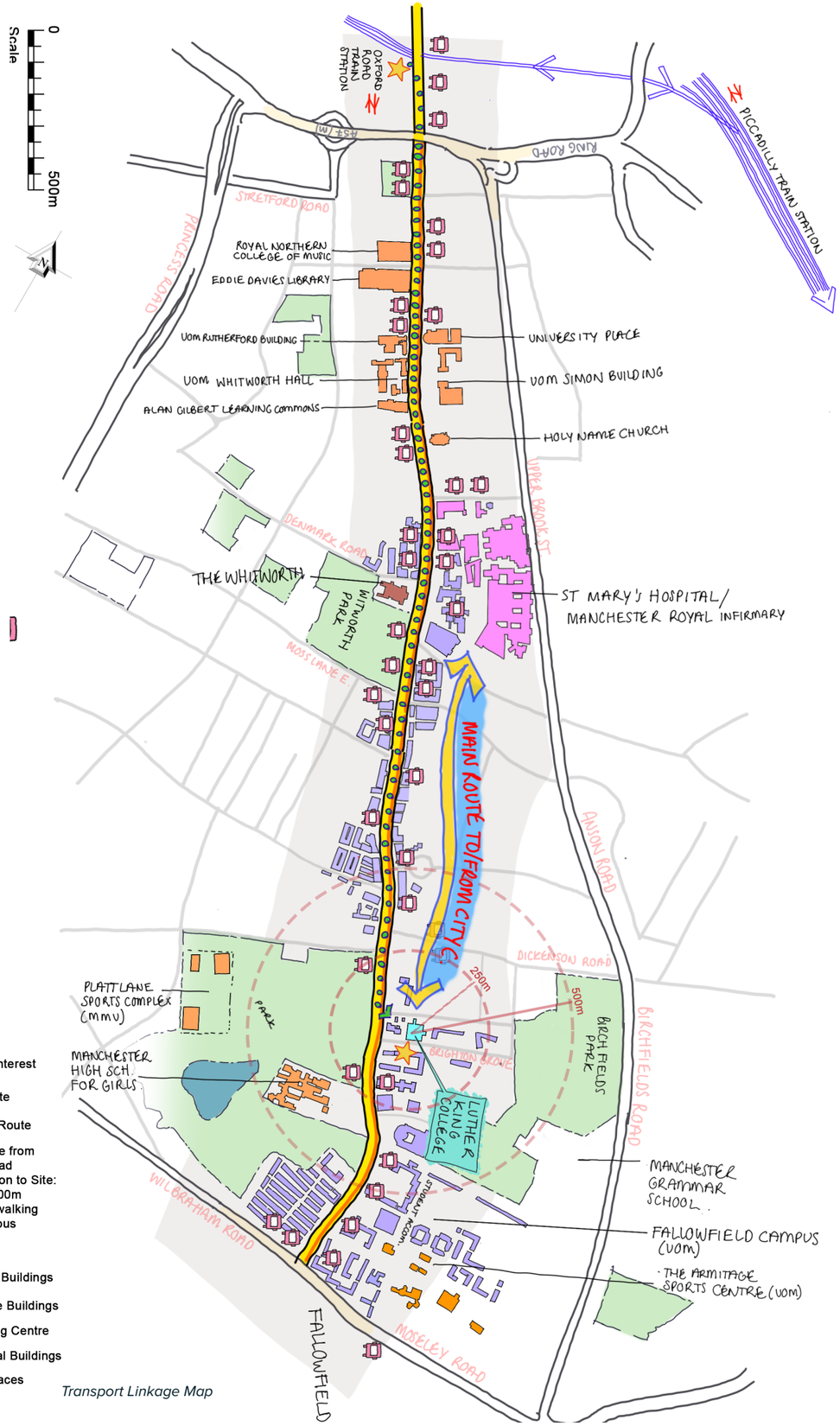
Lifespan

Engage with the local community, establish long-term stewardship by landowners/management companies and management of local waste, cleaning and parking from the outset.

Response:

The proposed extension will not encroach on to the main parking area and will not affect access for refuse and emergency vehicles.

Management of the site will remain unchanged.



Transport Linkage Map

Policy EC8 Central Manchester:

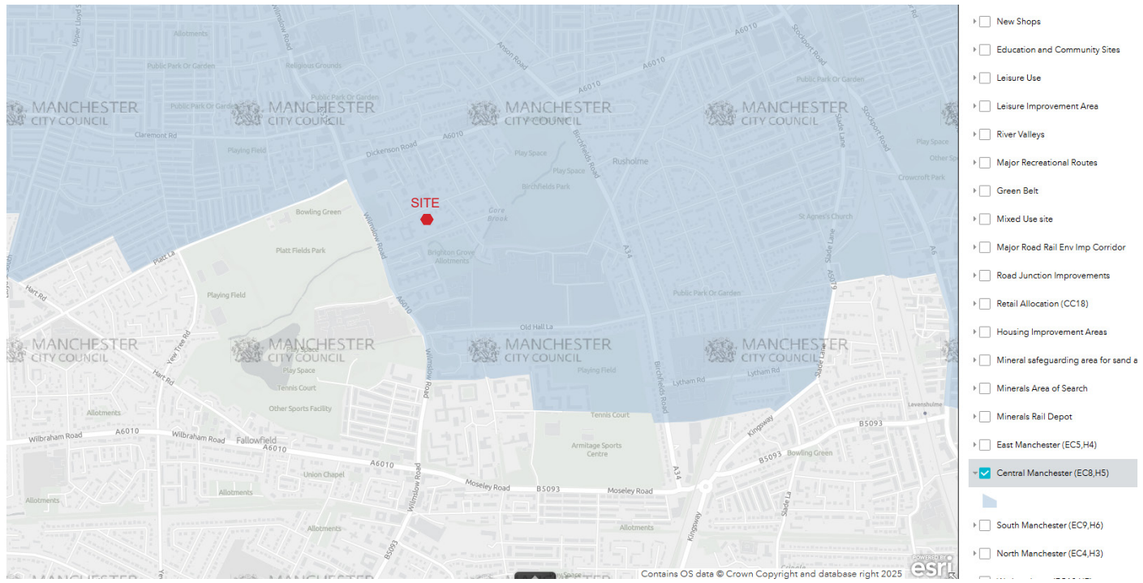
The application site lies within the area defined as ‘Central Manchester’ under Policy EC8 of the development plan, see extract from inset map below.

Policy EC8 seeks to promote employment development within Central Manchester that compliments those uses within the City Centre. In doing so it seeks development to promote public transport, walking and cycling connectivity between residential neighbourhoods and employment sites. It also states development should create a positive sense of place, using design and public realm. The application site comprises a Sui Generis Use, encompassing educational learning, overnight accommodation (available to both students and the general public) and a Chapel that is consecrated for regular use and that is used by the local community.

Whilst therefore not falling wholly within an employment use, it includes an element of employment with 41 staff employed in total at the College (currently comprised of 22 full-time staff and 20 part-time staff). Policy EC8 is therefore considered applicable in the determination of the application.

The proposal is considered to accord with Policy EC8 as the application site has excellent linkages to local public transport links (see submitted Travel Plan) and, whilst no additional employment will be generated, it will help retain the existing employment use at the site and make the College more economically viable through the creation of more modern learning/conference and accommodation facilities.

The proposal will create a positive sense of place through strong design, for the reasons set out in the Design Section of this report.



Mapping showing boundary of ‘Central Manchester’ as defined in Policy EC8 of development plan (Extract from Local Development Framework Area mapping service)

Places for Everyone (PfE)

In addition to the Manchester Core Strategy, the Places for Everyone (PfE) Joint Development Plan also forms part of the development plan for the area. This is a joint plan for the nine Greater Manchester Districts, including Manchester, and was adopted in 2024.

Relevant policies from the PfE include the following:

JP-S1: Sustainable Development

This states that to help tackle climate change, development should aim to maximise its economic, social and environmental benefits simultaneously. It indicates that attention should be made to addressing climate change through high quality, sustainable design.

The proposal meets the three overarching objectives of the NPPF and Policy JP-S1 of the Joint Development Plan, securing gains in the economic viability of the college whilst making it an attractive centre for learning within a sustainably designed building.

The building incorporates sustainable energy measures such as a sedum roof, to reduce surface water run-off and enhance biodiversity, and solar panels and new efficient heating and lighting systems to improve sustainability

JP-P1 Sustainable Places

This seeks to ensure that development respects and acknowledges the character and identity of the locality in terms of design, siting, size, scale and materials used. It also encourages development to incorporate inclusive design and to be socially inclusive, to include, being ‘Legible easy to understand and navigate, with the protection and enhancement of key views and new development well-integrated into the place.’

The proposal is in clear accordance with Policy JP-P1, respecting the character of the locality and enhancing wayfaring around the site through a high-quality extension inclusive to all. The proposal will be socially inclusive to all and provide a key landmark building at the College site, helping to promote the College in both the local and wider community.

JP-P5 Education, Skills and Knowledge

This primarily relates to the provision of school facilities, however Criteria 1 of JP-P5 is considered relevant. This states that significant enhancements in education will be promoted where they,

‘Enable the delivery of new and improved accessible facilities for all ages, such as early years, schools, further and higher education, and adult training to ensure our workforce is ready to benefit from new employment opportunities’

The proposal will make significant enhancements to the building, over and above what is currently offered. Both the internal changes to the layout of the building and the proposed extensions will ensure the building is fully accessible to all who are studying higher education courses at the College.

Highways/Parking Issues

Appendix B of the Core Strategy outlines parking standards for proposed development, specifying standards according to which Use Class they fall under and whether the site is in a District Centre or is within an Area not within the City Centre or District Centre.

The use of the site is not deemed to fall within a designated Planning Use Class but is deemed to be a Sui Generis Use, the site comprising a mix of educational use, accommodation available for the general public and Chapel that is consecrated for regular worship and for use by local church groups.

As a guide, the most similar land use to that of the application site listed within Appendix B is that of Higher and Further Education Use. This has the same number of spaces, of 1 space per 2 members of staff (including parking for students) irrespective of whether the site is in a District Centre or outside a District Centre.

The parking standards indicate that disabled parking provision will be assessed on a case-by-case basis. Cycling provision is given as 1 space per 5 staff plus 1 space per 3 students.

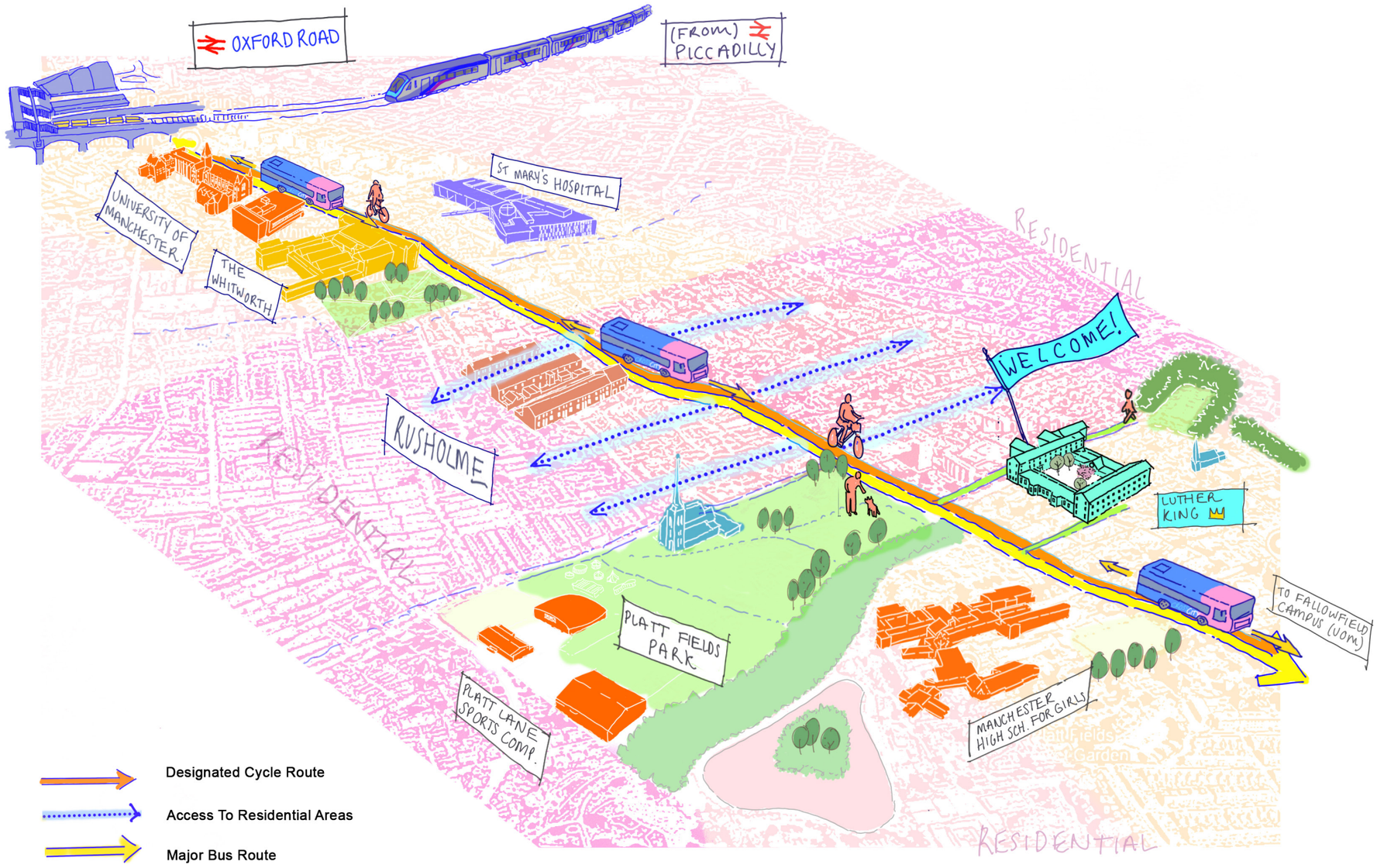
The application involves the re-modelling of the existing building and the erection of an extension to facilitate improved access to the building. The proposed extension will not encroach into the existing parking bays and the applicant does not envisage the works will change staff and student numbers on site, the proposal seeking to modernise existing facilities rather than expand the College.

Car parking spaces within the site are not currently demarcated, however there is Space for 27no car parking spaces onsite. Given there are 22 full time staff and 20 part time staff, at 1 space per 2 members of staff a minimum of 21 cars can be parked on the site.

The proposal will include creation of 2no new parking spaces, on the demolished store, in addition to the retained parking bays. Additional a new covered bike store has been created as part of the proposal.

As outlined in the submitted Travel Plan, the application site is in an extremely well-connected location with easy access to local rail and bus services.

It is important to stress that the NPPF seeks to promote sustainable transport, with Paragraph 115 requiring that sustainable transport modes are prioritised and Paragraph 116 indicating that development should only be refused on highway grounds if there would be an unacceptable impact on highway safety.



Transport Linkage Diagram

Other Relevant Planning Issues

Trees

The application site contains a number of trees that are protected by a Tree Preservation Order. The Order relates to 'Land at Luther King House, Brighton Grove/Norman Road, Rusholme and is dated 11th September 2001. A copy of the Order is included in Appendix A of this report, this includes a plan of the trees affected by the TPO.

Of particular relevance to the assessment of this application is the tree referred to as 'T43' in the Order, (T6 within AIA) this is a mature weeping willow sited close to the south-east corner of the proposed extension (see Proposed Site Plan overleaf, ref. 2535.077).

An Arboricultural Impact Assessment (AIA) accompanies the application, prepared by Yew Tree Gardens dated 14th May 2026.. This assesses the impact of the proposed development on protected trees at the site. The proposals will include the removal of a single tree (T43/T6) alongside removal of shrub group G2.

T6 is noted as being category C1- "remarkable trees of very limited merit or impaired condition that they do not qualify in higher categories", with the condition noted as "Restricted root zone 2m to N of tree (tarmac car park). Multiple historic large stub cuts with associated decay. Bark loss / dysfunction on main stem at 2.5m.

Given the poor condition of tree T6 (as cited within the AIA) it is considered there are no reasonable grounds to refuse permission on the impact of the works on the protected trees at the site. All other remaining trees can be protected, subjected to a standard condition requiring tree protection measures during the course of construction works. The proposal therefore accords with Policy JP-G7 of the Places for Everyone Development Plan., which seeks that trees and woodland be protected during the construction phases of development.

Ecology

This application is supported by an Ecological Assessment which accompanies the application. The report concludes that, provided the lighting controls in Section 5.2 and the construction-phase mitigation measures in Section 5.3 are implemented, the development will not result in significant ecological impacts. Potential risks to bats, nesting birds and other wildlife can be effectively managed, allowing the proposals to proceed while remaining compliant with relevant ecological and planning requirements.

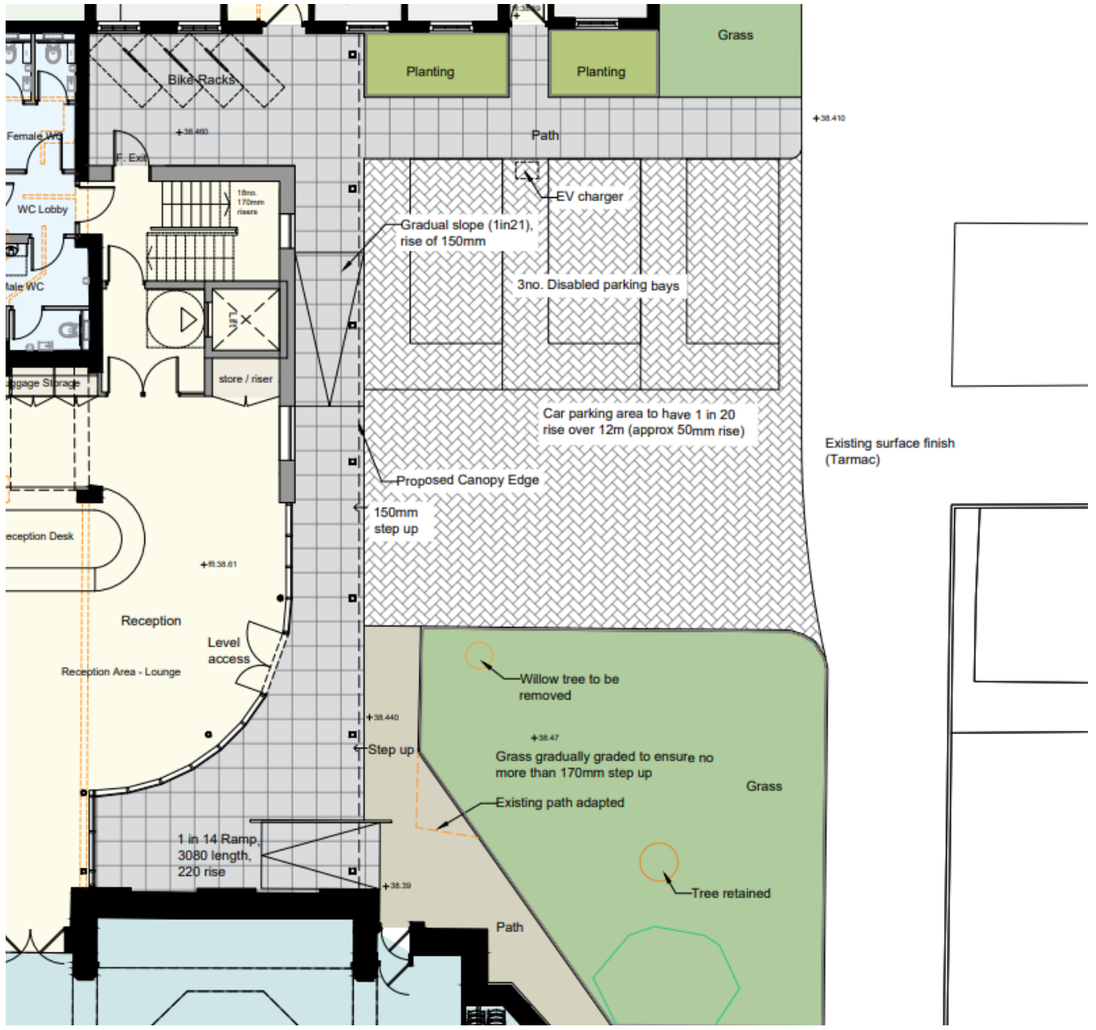
The survey did not identify any protected species present within the site.

The application is therefore in accordance with Paragraph 193 of the NPPF, which seeks to improve biodiversity in and around developments and Policy JP-G8 of the Places for Everyone Joint Development Plan that states that development should improve the extent of habitats on site.

Sustainability

The proposed works include a number of measures to increase sustainability and energy efficiency of the site. This includes introducing electricity generation through an array of PVs on the northern block (refer to drawing 2535-072) which will have been estimated to produce 25.50 MWh annually and save 4.93t of CO_2 annually. As well as this, 4no EV chargers are proposed.

It is also proposed that all existing lighting is replaced with energy efficient LEDs. The outdated heating system pipework and radiators are also proposed to be replaced with a modern, energy efficient system. In addition, all external windows and doors are to be replaced with double glazed insulated units. Currently many of the windows and doors are single glazing making the building difficult to keep warm and expensive to heat. The replacement of these will greatly improve the energy efficiency of the building by reducing heat loss.

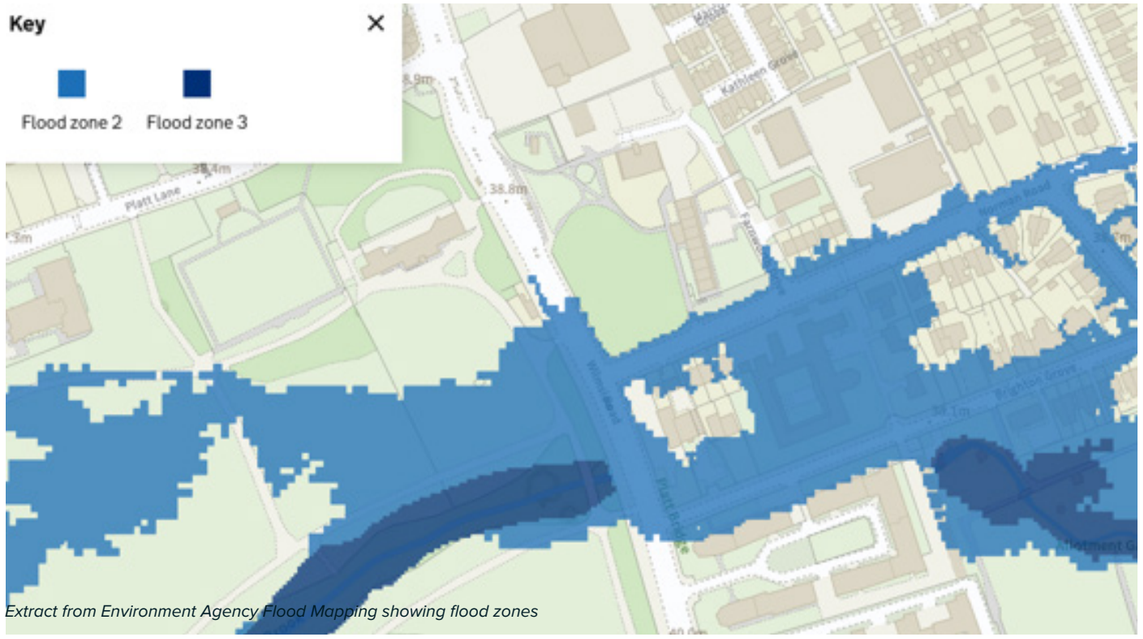


Proposed Main Entrance Site Plan (Drawing number 2535-077)

3.2

Flooding & Drainage Information

The application site lies within Flood Zone 2 and is therefore deemed at medium risk of flooding. See extract from Environment Agency flood maps below. As such a flood risk assessment has been included as part of the application.



Extract from Environment Agency Flood Mapping showing flood zones

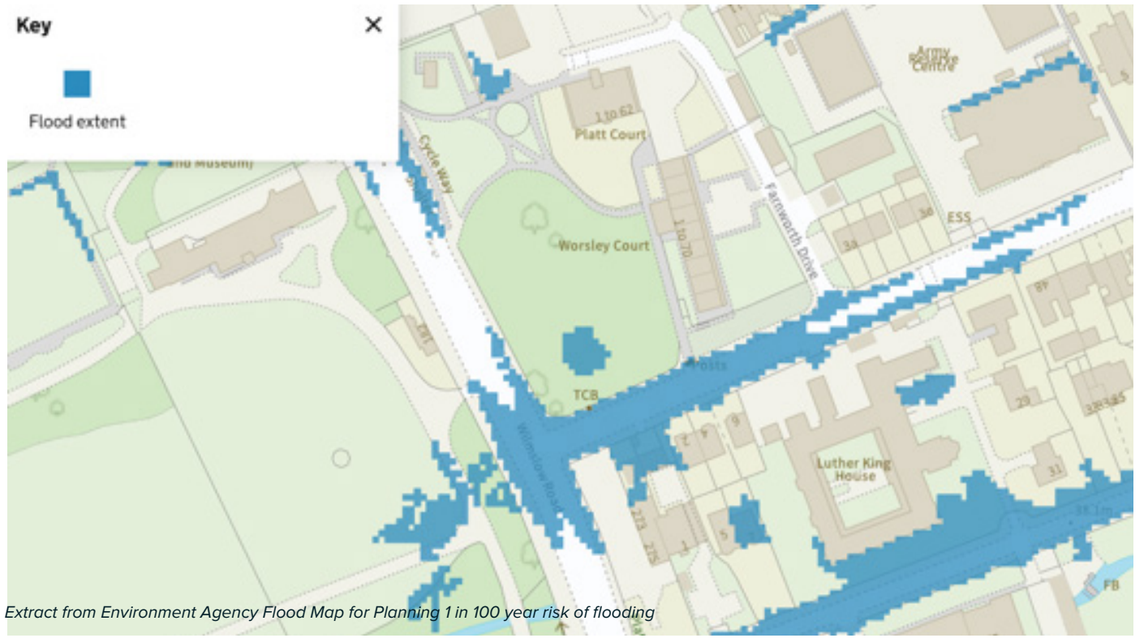
Surface Water Flooding

In terms of surface water flooding, the site lies within an area at low risk of flooding. The site being outside the area identified as being at risk of 1 in 30 year surface water flooding, see map below.



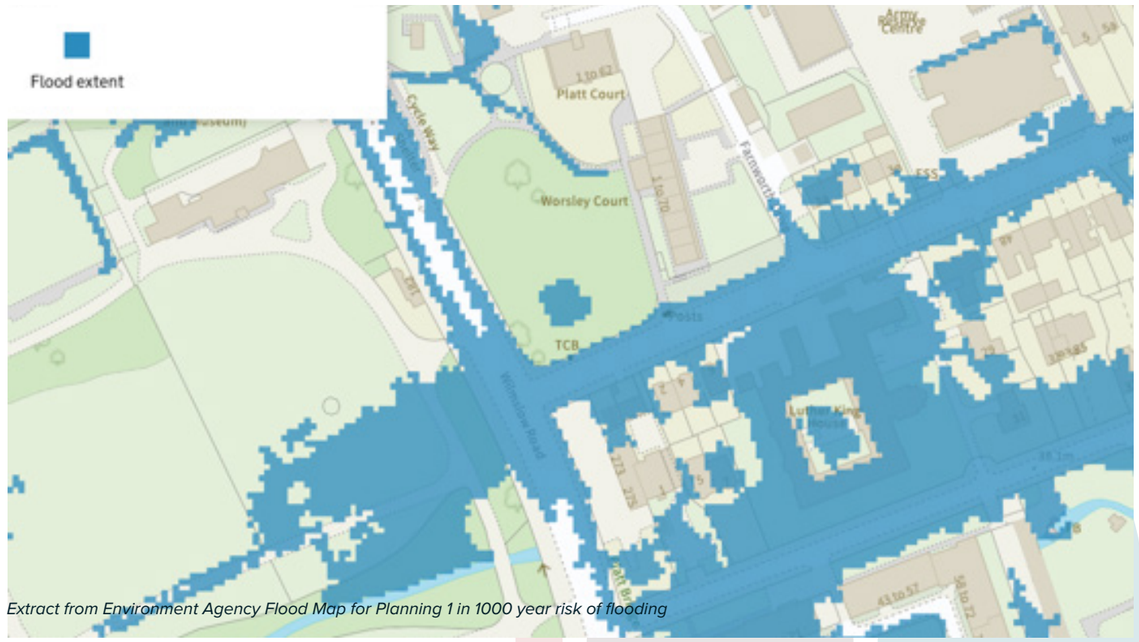
Extract from Environment Agency Flood Map for Planning 1 in 30 year risk of flooding

The areas identified as being at risk of 1 in 100 year surface water flooding - see map below.



Extract from Environment Agency Flood Map for Planning 1 in 100 year risk of flooding

The areas identified as being at risk of 1 in 1000 year surface water flooding - see map below.



Extract from Environment Agency Flood Map for Planning 1 in 1000 year risk of flooding

Conclusion

Overall Assessment

Overall, the proposal is considered in alignment with the three main strands of the NPPF.

The proposal will provide economic benefits through improving the offering of the existing Luther King site. The upgrade of the existing facilities and addition of the proposed extensions will not only benefit pupils of the college but will also attract more people to stay at the site, helping to generate a reliable income stream. This will help protect the long-term viability of the College.

The proposed development will provide social benefits, making a positive contribution to the local and wider community, the college attracting visitors from across the country. Modernising the facilities and creating a more welcoming environment will enhance not only the conference and teaching spaces but will create a more attractive visitor entrance to the site.

The proposed internal re-configuring of the existing main building spaces and proposed extension will also improve disabled access to the building ensuring the College is fully accessible to all.

In terms of environmental benefits, the proposed changes will improve the energy credentials of the existing building and the proposed extension will be highly energy efficient and incorporate ecological features. The proposal will also implement a solar array on the southern facing roof pitch of the northern wing, to improve the sustainability on site.

The proposal will be of a scale appropriate to the site surroundings, and whilst a contemporary approach has been taken to the design and materials of the extension the differentiation in materials will help wayfaring across the site and help give a visual presence to the main entrance.

The siting of the proposed extension away from both Brighton Grove and Norman Road ensures there will be no adverse impact on the local street scene.

There will be no adverse impact on parking and no harm to the residential amenity of nearby dwellings by virtue of the siting of the proposal within the centre of the College site.

Whilst the proposal will result in the loss of a single tree that is protected by a TPO, the AIA that accompanies the application identifies that this tree is in poor condition and has a reduced lifespan given its restricted root zone close to existing tarmac. In light of this, on planning balance, it is considered that the planning merits of the proposal outweigh the loss of the tree and the proposal represents an opportunity to significantly enhance facilities at the College

The College do not consider the proposal will alter student and/or staff numbers at the site and, whilst the proposal will enable the provision of two larger conference suites on site if required, it is perceived that this will not attract higher numbers of visitors to the site over and above the existing site facilities.

Notwithstanding this, the site offers a highly sustainable location and, in accordance with Paragraphs 115 and 116 of the NPPF, development should be supported where is offers sustainable transport modes. The application site offers a highly sustainable location, being readily accessible to both bus and train links, and is therefore in accordance with the Framework.

On planning balance, there are considered no reasonable planning grounds to refuse the application, the development proposal deemed compliant with Manchester's Development Plan and guidance in the NPPF. On that basis it is respectfully requested that the application is supported and recommended for approval.



Appendicies

Summary

Appendix A: Copy of the Manchester City Council (Land at Luther King House, Brighton Grove/Norman Road, Rusholme) Tree Preservation Order 2001

Appendix A: Excerpts of the Manchester City Council (Land at Luther King House, Brighton Grove/Norman Road, Rusholme) Tree Preservation Order 2001

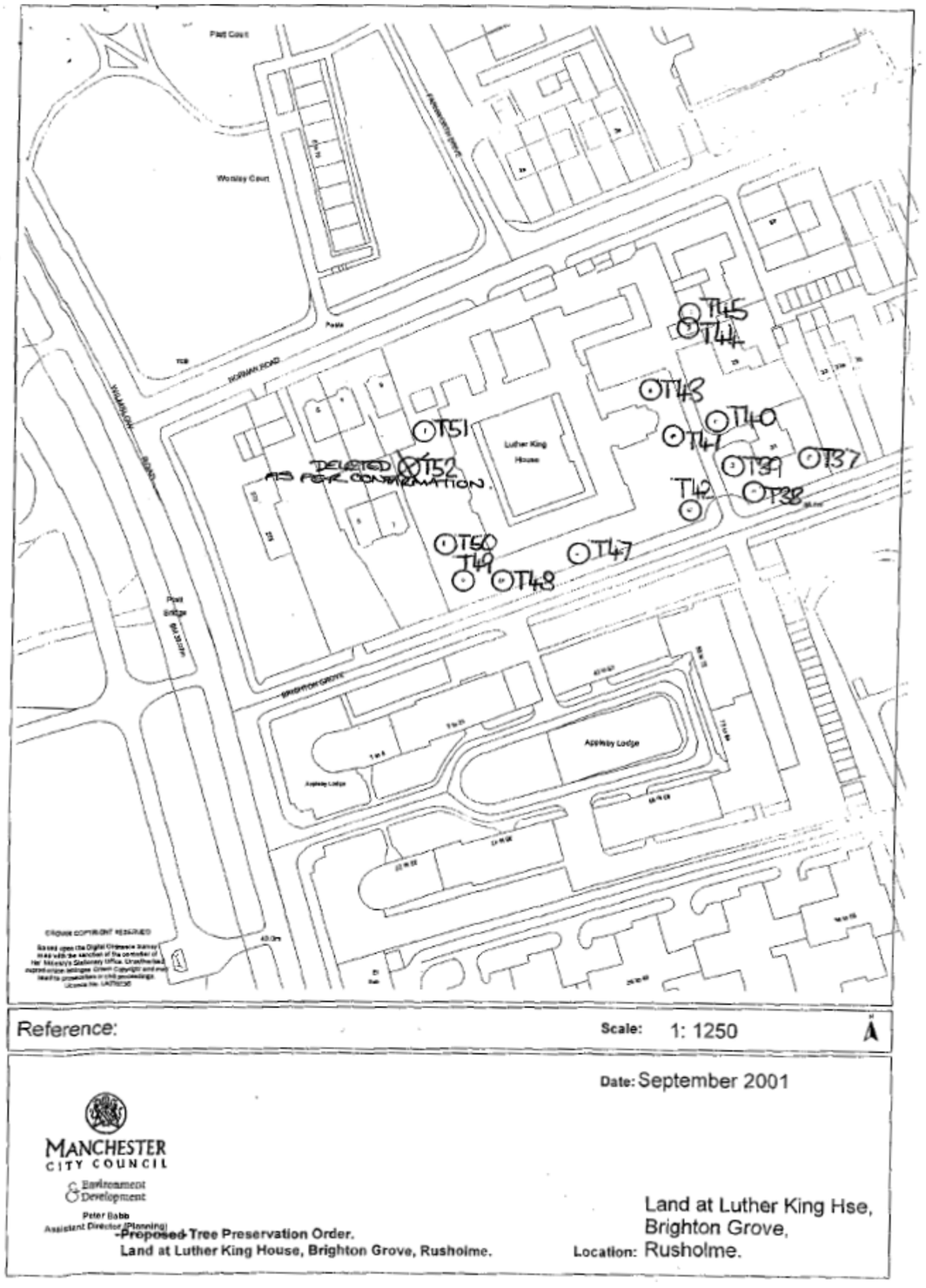
SCHEDULE 1

SPECIFICATION OF TREES

Trees specified individually
(encircled in black on the map)

Reference on map	Description	Situation
T37	Beech	Land at Luther King House, Brighton Grove/Norman Road, Rusholme, Manchester as indicated on the attached plan
T38	Horse Chestnut	
T39	Sycamore	
T40	Sycamore	
T41	Lime	
T42	Horse Chestnut	
T43	Weeping Willow	
T44	Norway Maple	
T45	Norway Maple	
~~T46~~	~~Sycamore~~	DELETED AS PER CONFIRMATION (21/2/02).
T47	Pine	
T48	Sycamore	
T49	Beech	
T50	Sycamore	
T51	Sycamore	

T52 appears on the attached plan - DELETED AS PER CONFIRMATIO



Appendix A: Excerpts of the Manchester City Council (Land at Luther King House, Brighton Grove/Norman Road, Rusholme) Tree Preservation Order 2001

THE MANCHESTER CITY COUNCIL (LAND AT LUTHER KING HOUSE, BRIGHTON GROVE/NORMAN ROAD, RUSHOLME, MANCHESTER) TREE PRESERVATION ORDER 2001

CONFIRMATION OF ORDER

This Order was confirmed by the Manchester City Council, subject to the modifications indicated in Schedule 1 and the plan attached to this Order, on 21st February 2002.

Dated this 1st day of March 2002.

THE COMMON SEAL OF THE COUNCIL OF THE CITY OF MANCHESTER was hereunto affixed in pursuance of an Order of the Council of the said City:-

[redacted]

Authorised Signatory

[redacted]

01008:07