



Proposed Development at 49-51 Sidney Street, Manchester, M1 7HB

The LGBT+ Centre

Design and Access Statement

November 2018



LGBT+ CENTRE

THE PROUD TRUST
49/51 SIDNEY STREET, MANCHESTER

Design and Access Statement

November 2018

1042-URBED-RP-A-Design_and_Access_Statement



This report has been produced by URBED for The Proud Trust. For further information, please contact Ste Garlick at URBED.

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Purpose of This Document

Contents

This document explains the vision, brief and design for the LGBT+ Centre which has been developed over several years through a series of studies and engagement activities with staff, users and the public. The designs have been developed to RIBA Stage 3.

Abbreviations explained:
LGBT+ means lesbian, gay, bisexual, trans and related identities such as people who are intersex, asexual, have a gender which is non-binary, or are questioning their gender identity or sexuality.
VCS means voluntary and community sector.
BAME means Black, Asian and people from other Minoritised Ethnicities

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1.0 Introduction

1.1 The Proud Trust

The Proud Trust (formerly LGBT+ Youth North West) is a life-saving and life-enhancing organisation that helps LGBT+ (lesbian, gay, bisexual & trans) young people empower themselves to make a positive change for themselves and their communities.

This is done through youth groups, peer support, managing the LGBT+ Centre for Manchester, delivering training and events, campaigns, undertaking research and creating resources.

LGBT+ people in Manchester consider the Centre a 'safe haven' and 'life-line of support'. The management of the LGBT+ Centre, under The Proud Trust, has been in place since November 2012.



1.2 The Vision

The Proud Trust’s vision is to end stigma and the fear of stigma through working directly with LGBT+ young people as well as influencing wider society, so that all LGBT+ people can be proud of who they are, and integrated into communities where they live, learn, work, play and pray.

The new LGBT+ Centre is central to The Proud Trust being able to achieve this vision, and will allow the Proud Trust to more than double its positive impact. It will become a vibrant hub of LGBT+ life for Manchester, especially for those who do not access / face barriers to accessing other services in the city and the commercial gay ‘scene’.

The new building will provide office spaces, meeting and event spaces for youth and community groups, the wider community and partner organisations. It will be a resource for the LGBT+ community, including a library, and skilled staff providing information and support.

At the heart of this will be the Sidney St. Community Café - a dry (alcohol free) social space for everyone to enjoy - which will provide soft contact for LGBT+ people who want to learn more about LGBT+ life, seek support or feel a sense of belonging with the LGBT+ community.

1.3 The Brief

The Sidney Street Cafe will continue to form a key part of the building. The Proud Trust intend to create a bigger commercial-style kitchen with facilities for outside catering, and a larger servery area. This will allow the group to further develop their outside catering offer.

- The LGBT+ will also require the following spaces:
- Lobby/ Entrance space with passive surveillance.
 - Larger community activity spaces.
 - Library and counselling space.
 - Storage for furniture.
 - Offices to accommodate Proud Trust staff and associated organisations.
 - Accessible, unisex toilets on every floor.
 - Outdoor space / roof garden.

- In addition, the LGBT+ Centre should be:
- Welcoming.
 - Inclusive.
 - Comfortable.
 - Light.
 - Robust and durable.
 - Naturally lit.
 - Secure.
 - Snug, private, and cosy in smaller rooms.
 - Spacious, and flexible in larger rooms.
 - Affordable to run and maintain.

2.0 Assessment

2.2 The LGBT+ Centre History

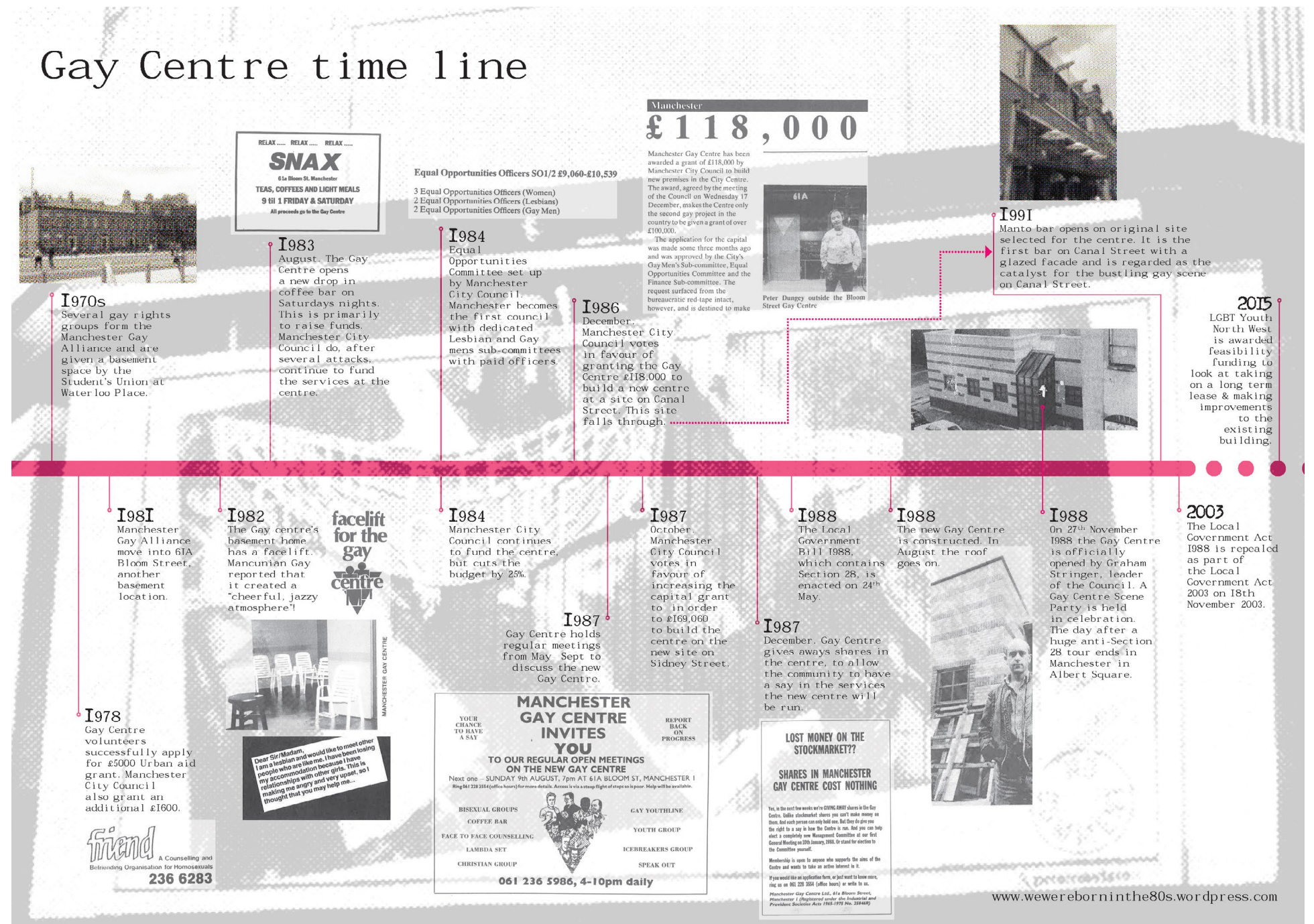
This site has been the home of what was known as the Gay Centre since 1988. This site was specially selected to build a purpose-designed centre for the gay community by Manchester City Council.

The first Gay Centre in Manchester was in a dingy basement in Waterloo Place on Oxford Road in the 1970s, when various activist groups campaigning for gay rights were given the space by the Students' Union. During this period, services included counselling and information phone services run by volunteers, befriending groups for gay men and lesbians, as well as general information services.

In 1978 an Urban Aid grant application was made to the city council for £5,000, (around £36,630 in today's money) by one of the group's volunteers. In 1981 the groups moved into another basement on Bloom Street, parallel with Canal Street. From 1981 – 1988 it accommodated a huge host of services including several phone lines such as Lesbian Link, Manchester Gay Switchboard, and "Friend" as well as having meeting rooms. It ran a youth club and launched a late night café called SNAX to bring in much needed revenue. The staff had first identified a need for a larger and more permanent home in their first annual report, and in 1986, the council granted the funding to build a Centre. Originally planned for a site on Canal Street, when this site fell through, the council looked further afield and found Sidney Street.

From May 1987, the group held open meetings to discuss the new premises. These were held at Bloom St. It is thought that the City Architect and representatives of the gay men's sub-committee would have attended these meetings, in order to understand the brief from the community members and existing users of the Centre. The City Architect then drew up plans and submitted a planning application to the Local Planning Authority. There were some objections to the planning authority launched by the Covenant Community Church, but permission was granted and the Centre started to be built in 1988. The Centre held an opening party on November 27th 1988 and has been open, offering services such as youth groups and community group meeting space, ever since.

The story of the Centre's history is offered regularly as a walking tour during various festivals throughout the year. See www.wewereborninthe80s.wordpress.com for more info.



2.0

Assessment

2.3

Site Analysis & Constraints

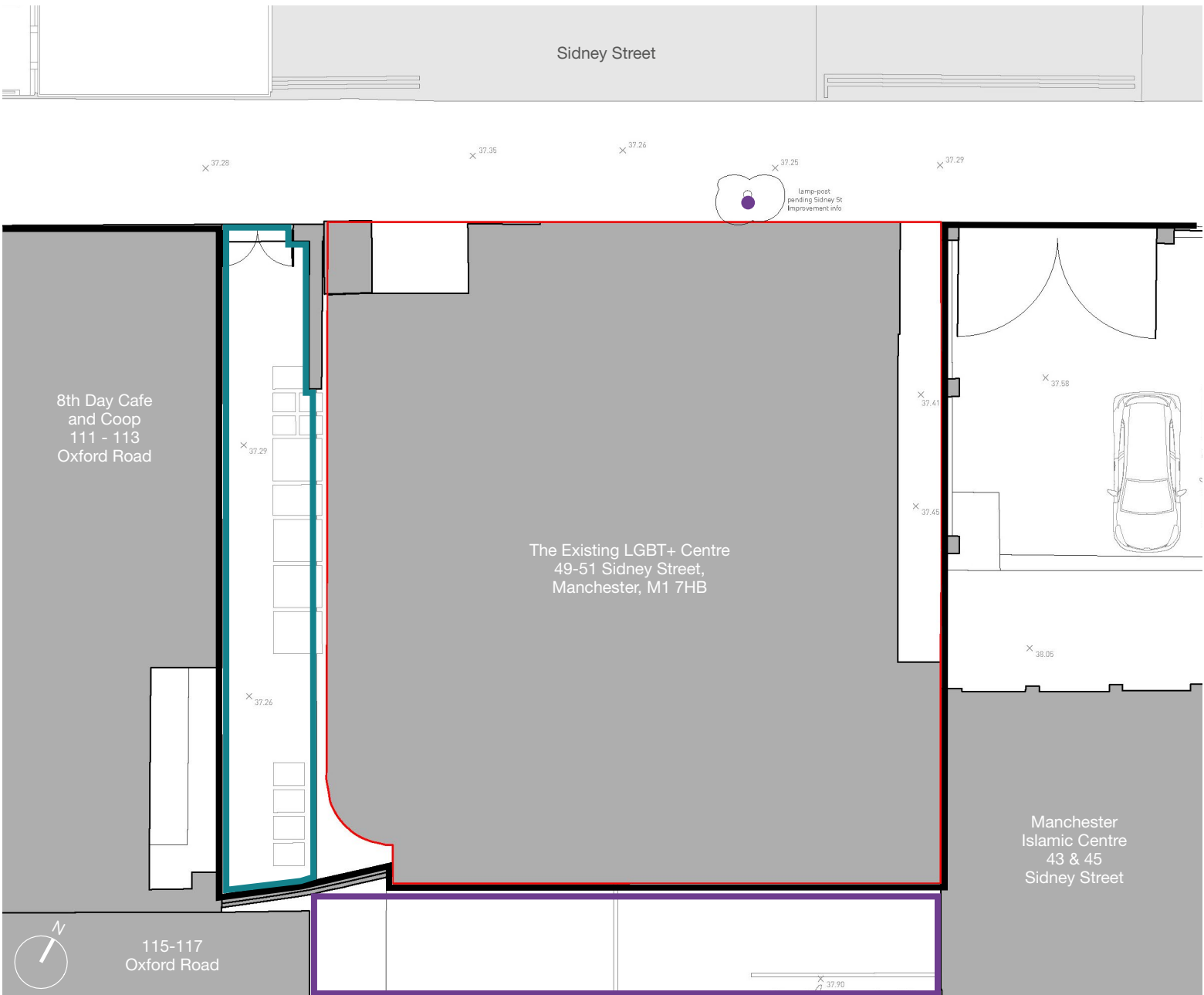
The plan below shows the main site constraints. The building is "land-locked" on two sides with other land owners. Use of the passageway to the west of the building is included in the title deeds of the site, and therefore may also be used by the Proud Trust.

The existing bin store is relatively open and next to the building entrance, resulting in noticeable unpleasant smells as you enter the building. The recessed lobby sometimes attracts rough sleepers. There is an existing

lamp post very close to the pavement boundary and a loading bay in front of the Centre.

The adjacent building at 111-113 Oxford Road is residential accommodation on the upper floors with windows overlooking the site.

There is a level change between the front of the site on Sidney Street and the rear of the site in the car park of approximately 400mm.



Existing ground floor plan



View of the existing LGBT+ Centre from Sidney Street



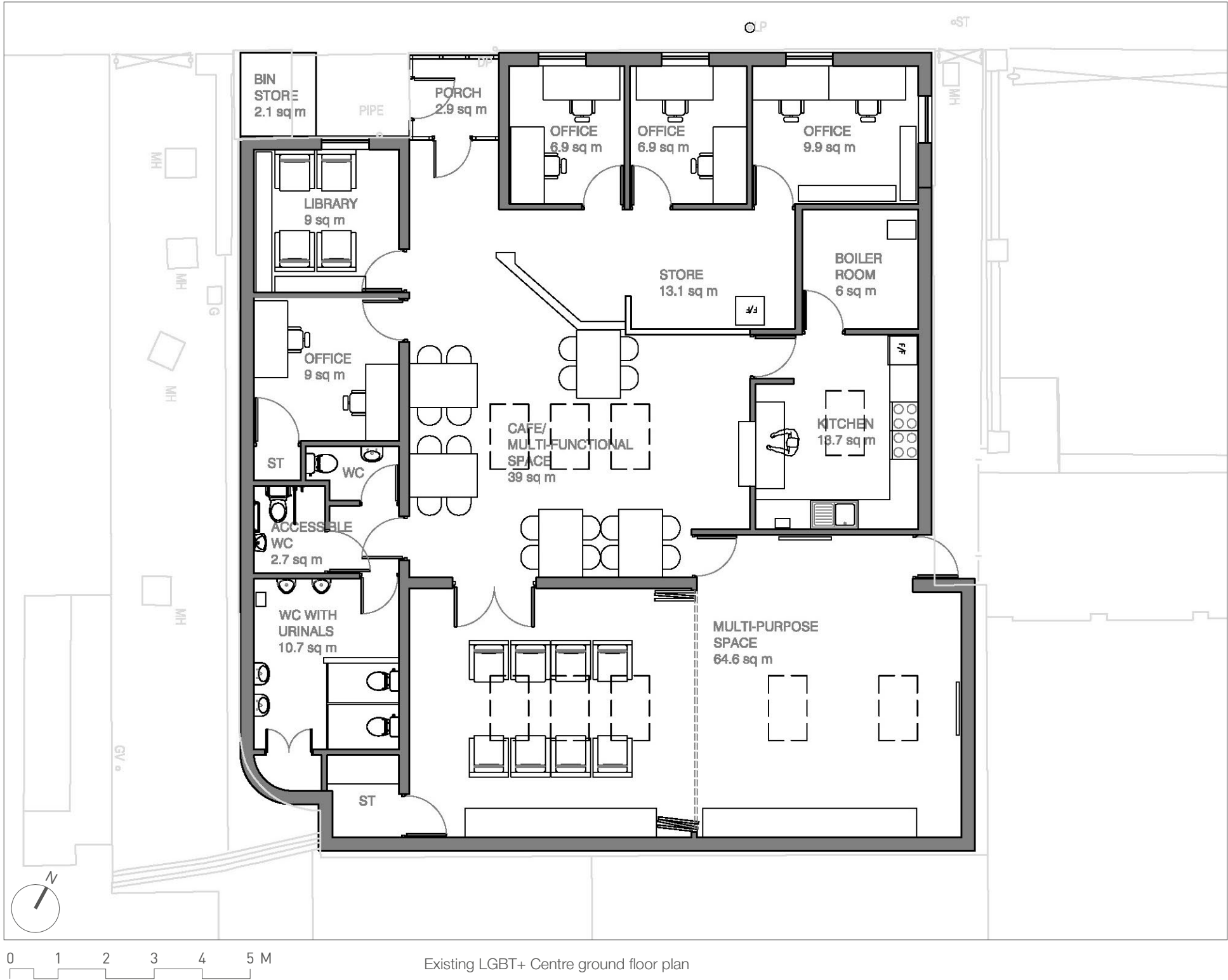
View of the secure passageway adjacent to the Eighth Day Cafe



View of the existing LGBT+ Centre from the King's Church car park

2.0 Assessment

2.4 Existing Building



2.0

Assessment

2.5

Flood Risk Assessment

The site is located on the edge of a "zone 2" fluvial flood risk area. This means it has an annual probability of flooding of between 0.1% and 1%. A flood risk assessment was therefore commissioned to inform design development. This is included in this planning application submission.

As noted in the assessment, no additional hardstanding is proposed on the site, with the new building occupying a similar footprint to that of the existing building, that covers almost the entire site. As an assembly and office building, it is also classified as 'less vulnerable' to flooding. The design responds to this by setting the ground floor level to minimise the risk of internal flooding.

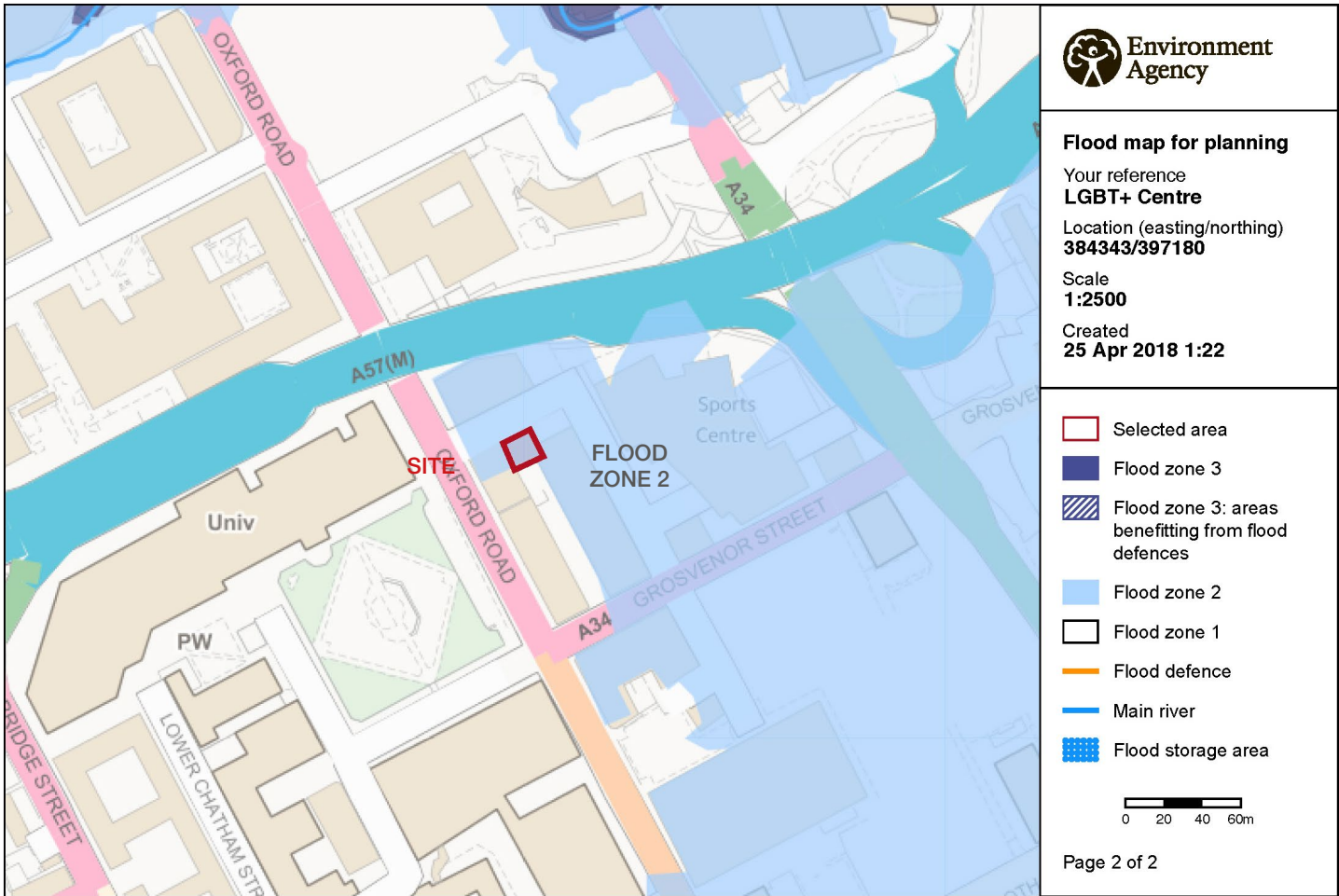
2.6

Ground Condition

To inform design development and the preparation of this planning application a ground investigation survey was commissioned. This is included in this planning application submission.

This report supports the use of piled foundations as proposed by the design team, to reach bedrock through the made ground on the site that results from previous demolitions.

The report also found no evidence of significant ground contamination, suggesting that any surplus soil from excavations could be classified as non-hazardous.



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Extract from Environment Agency Flood Plan

2.0 Assessment

2.7 Impact on Neighbouring Properties

Given the constrained nature of the site, surrounded on three sides at close quarters by neighbouring owners, and by large buildings on two sides, the impact of a new building on these neighbours has been a key consideration in the development of the designs.

Keeping the building to two and a half storeys, increased from its existing one and a half storey mono-pitch roof, is the main means of ensuring a minimal impact on daylighting to neighbouring properties.

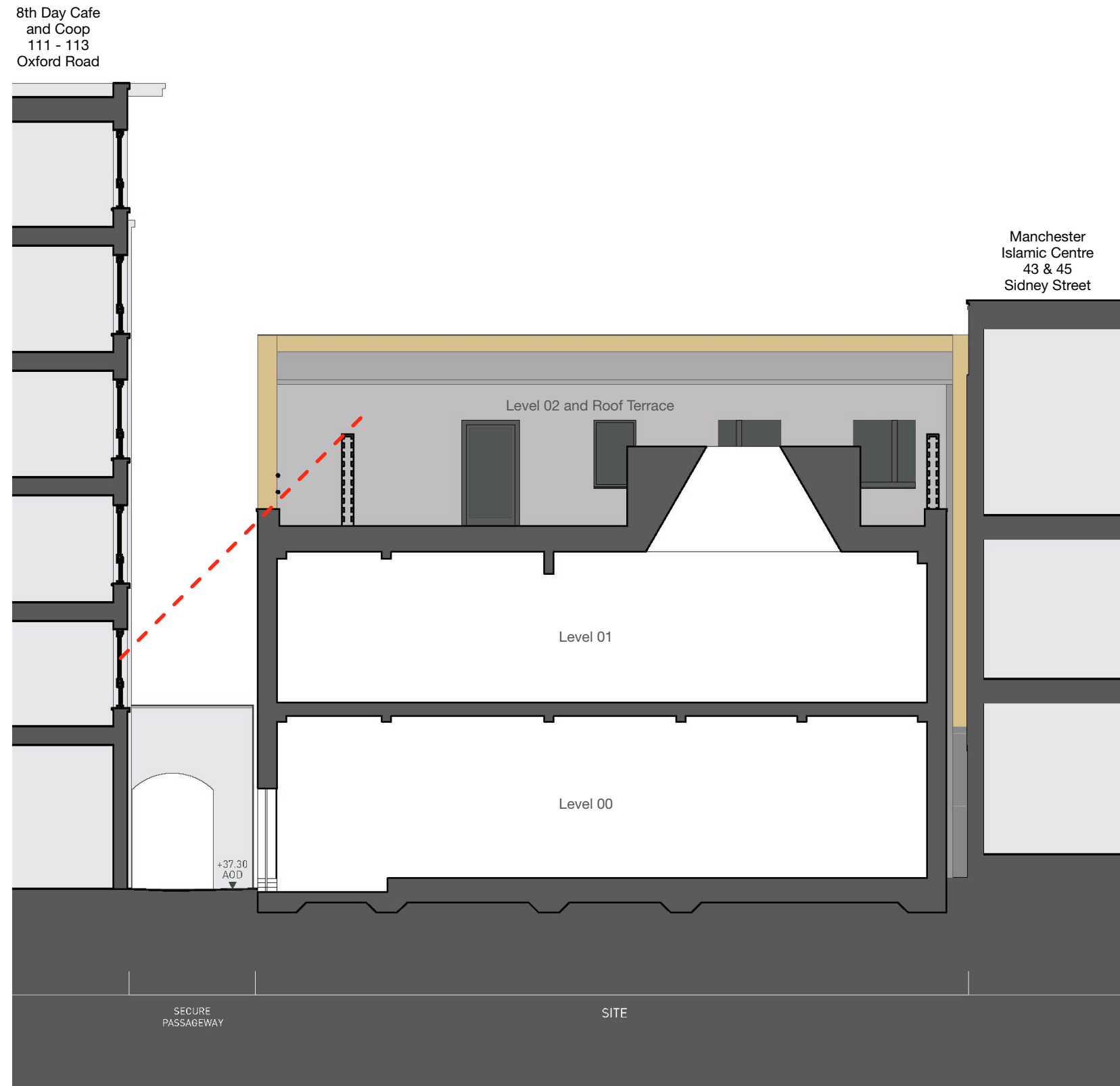
The three storey element of the new building is at the northern part of the site, fronting onto Sidney Street. This is also where the highest point of the existing centre sits. To the west here is the blank and window-less elevation of the Eight Day building, to the east is the car park in front of the Islamic Centre.

The building steps downwards towards the rear of the site, to provide a roof terrace at second floor level. To the west here, from first floor level and above, are the windows of the apartments of the Eighth Day building. Stepping down in this way maintains sky-view for the first floor apartment. To the east is the blank wall of the Islamic Centre. To the south is the car park to Kings Church, which also provides access to the rear of the properties on Oxford Road, which is currently not built on.

The parapet to the roof terrace will be perforated (semi-transparent) and the degree of transparency will vary. To the west the parapet is stepped away from the edge of the building, to maximise daylight and privacy for the apartments in the 8th day building. To the south and east transparency will be increased - so privacy is maintained, but a greater degree of daylighting to the terrace is allowed.

The building is stepped away from the property boundary where this is immediately adjacent to the neighbouring Islamic Centre. The structural designs propose the use of piled foundations, stepped back from the property boundary, to minimise the amount of excavation required immediately adjacent to the property boundary.

Throughout the design process to date both the client and the design team have been careful to keep the neighbouring land owners and occupants informed of design development (see section 3.0).



West-East Section showing 45 degree angle from centre of the lowest windows to residential apartment on Eight Day property.

3.0

Involvement

3.1

Participatory Design & Consultation

An Inclusive Design Process

User involvement has been key to the development of the vision, brief and the design of the new LGBT+ Centre.

This section sets out the various consultation and co-design events that have been undertaken to date, and that have meaningfully informed the proposed building described in this planning application.

User Workshop 01
August 2013

Initial 'Hopes and Fears' workshop with user group representatives.

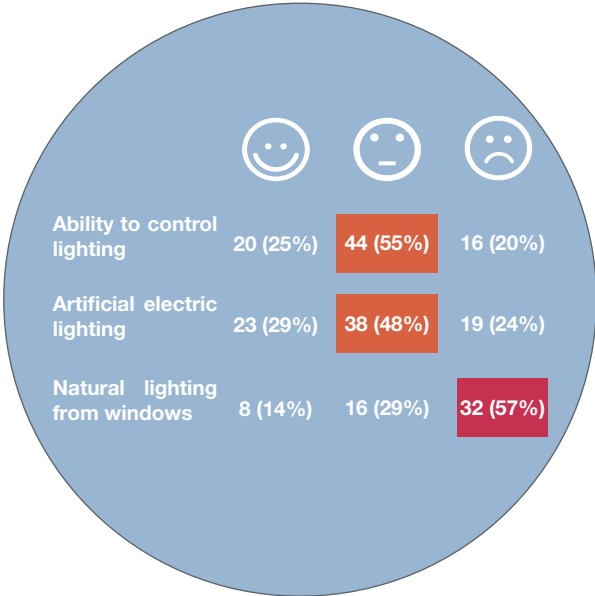


A workshop was carried out with various user group representatives, with 10 people in attendance. This was split into two parts.

The first part was a discussion around “hopes and fears”, concerning the future of the centre and improvements to the building. The main fears included the LGBT+ Centre not being resilient, and users not being involved in decisions about the building. The main hopes included more space, natural light, and a focus on LGBT+.

The second part was a discussion around the “possibilities” of any refurbishment/ extension process. Participants were shown different images in categories (such as Storage, Library, Porch etc) and discussed which ones they liked or disliked. This allowed the users to express their opinions on aesthetics and form.

User Survey 01
January 2015



In November 2014, LGBT+ Youth North West was granted phase two feasibility funding to assess their current services.

To help inform the way forward for the centre, URBED and the Proud Trust co-wrote a questionnaire to find out how users and staff felt about the building as it existed, and how they felt about possible improvements. The survey collected 96 responses, and reached a variety of users and user groups. The majority of people answering the survey visit the building every week, some twice or three times a week.

Aspects which were important to most respondents included that it was an alcohol and drug free space, that it felt safe, that it was accessible to wheelchair users and that the centre was clearly promoted. There was a split of views on the anonymity of the building.

Client Building Visits
January 2015 - December 2016



To help inform decisions about the potential uses for the new building, several building visits were carried out. These included Pupil Referral Units (PRUs) in Stockport, some community cafés and commercial kitchens in Manchester and a building for a charity who focus on young people with mental health needs. Manchester Settlement was also visited, where ideas about including some of the old building into the new structure were admired by users.

Other community spaces visited include Bridge 5 Mill; Hulme Community Garden Centre; Levenshulme Inspire; Friends Meeting House (Quakers); Cheetham Hill Advice Centre; in addition to LGBT+ centres in Birmingham, Carlisle, Nice (France), New York (USA), and the Harvey Milk School (USA).

User Workshop 02 March 2015

Briefing workshop with staff & user group representatives.



URBED facilitated a brief making workshop with staff users and volunteers. The workshop consisted of two parts and was designed to make participants think about how the centre is used today: what is good and what is bad about it; how it might be used in the future; and if activities need any more space or can be accommodated in the existing building. 10 people attended.

Attendees were split into teams of two, and given different character roles to play and asked to create a “perfect” centre layout for those given characters. They were encouraged to accommodate the needs of both characters. Characters included for example, a black physically disabled lesbian, a trans male volunteer, and a young bisexual with learning difficulties.

This activity helped to form a shared brief between staff, users and volunteers. A design was drawn up following this workshop and presented back to the group.

User Workshop 03 September 2015

Workshop with user group LGYM on facade.



Initial designs were presented to the young people who attend the Saturday Lesbian Gay Youth Manchester group. On the day around 20 young people attended.

URBED carried out an activity to discuss the external appearance of the building through the use of a “cool wall”. Participants were asked to place various precedent images on the wall between ‘cool’ and ‘uncool’ according to their own preference.

Feedback included a general preference for the use of colour, but not in a garish way; that the Centre should not resemble a school building; and that shuttering on windows may help with anonymity.

Public Consultation 01 December 2015

Public exhibition of initial proposals.



Taking on board the comments and results from the previous 5 engagement events, URBED drew up an initial scheme for the new LGBT+ Centre. A public consultation was held by URBED and the Proud Trust, with invitations sent to neighbours, users, staff, volunteers, trustees and cafe customers.

Around 50 people attended the event and 35 people filled out a short questionnaire. Respondents were unanimously in favour of the proposed use and redevelopment. The majority of respondents liked the external appearance of the building, and felt that they would feel safe entering and leaving.

User Workshop 04 September 2017

Workshop with user group to discuss and develop plans and facade.



Following a significant design change in the scheme, namely removing the residential elements due to an adjusted client brief, URBED and the Proud Trust organised a workshop with a user group to discuss the revised design and layout of the LGBT+ Centre.

Users were encouraged to discuss the revised plans and elevations, annotating and sticking emojis on drawings and cladding samples in the process.

These discussions led to changes in the materials used on the elevation, with gold-coloured cladding being a firm favourite of the user group. This is now proposed for the upper levels of the facade.

3.0

Involvement

3.1

Participatory Design & Consultation

User Workshop 05

April 2018

Full-scale design workshop with Sidney Street Cafe staff to plan kitchen.



In April 2018, URBED organised and facilitated a participatory design workshop with the Sidney Street Café staff, in order to tailor the proposed kitchen to their needs.

The workshop involved planning the kitchen using full-scale templates of worktops and equipment. This was explored through discussions around kitchen workflows, training, servicing, and the position of the counter and servery. A central island worktop was proposed to accommodate training and demonstrations for volunteers.

This collaboratively developed layout has been incorporated into the building designs.

Public Consultation 02

June 2018

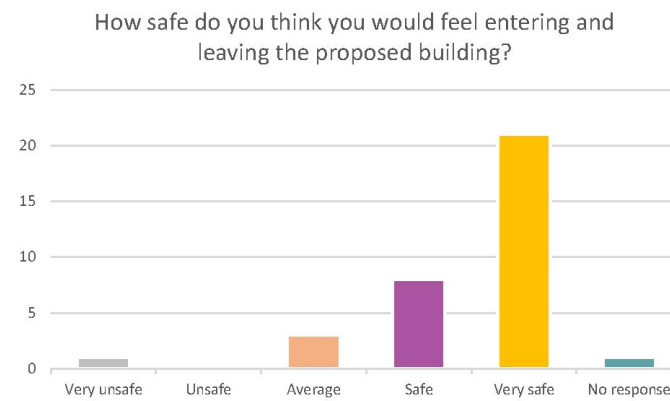
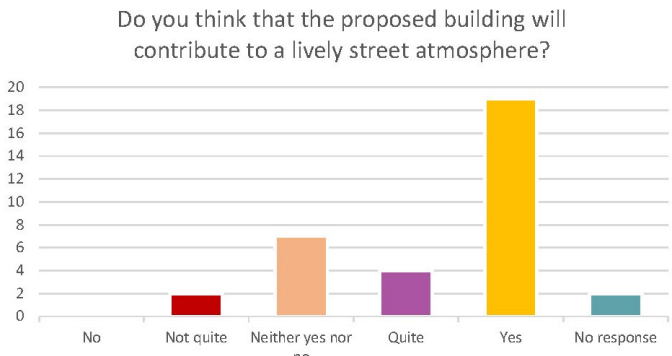
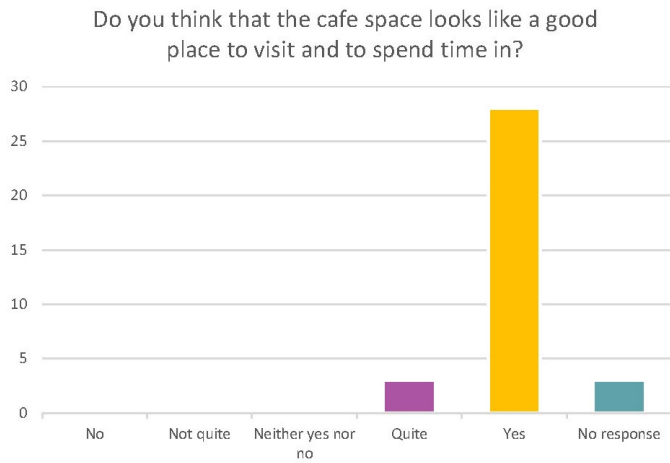
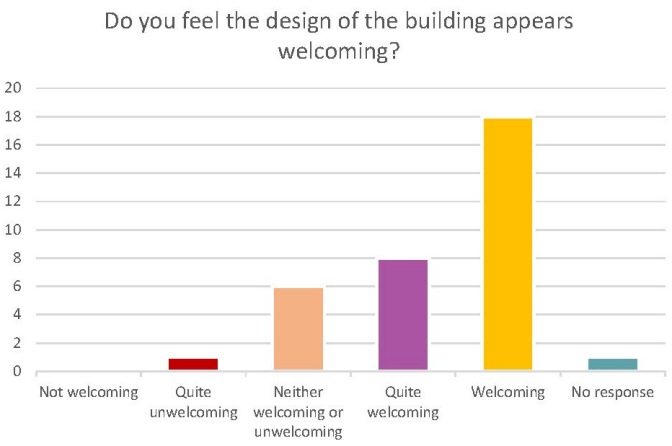
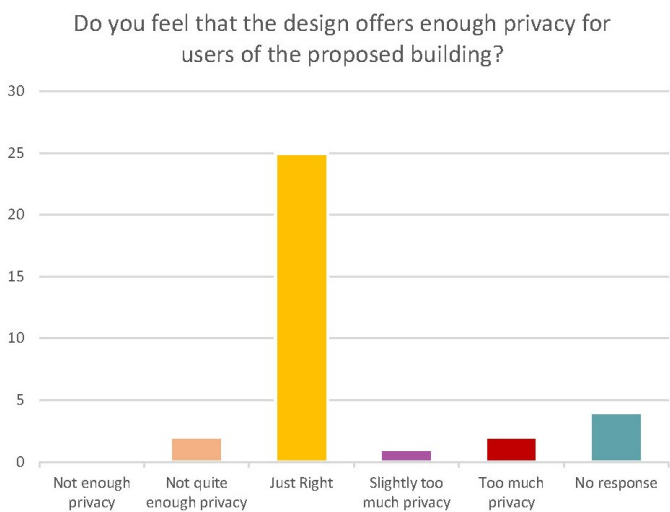
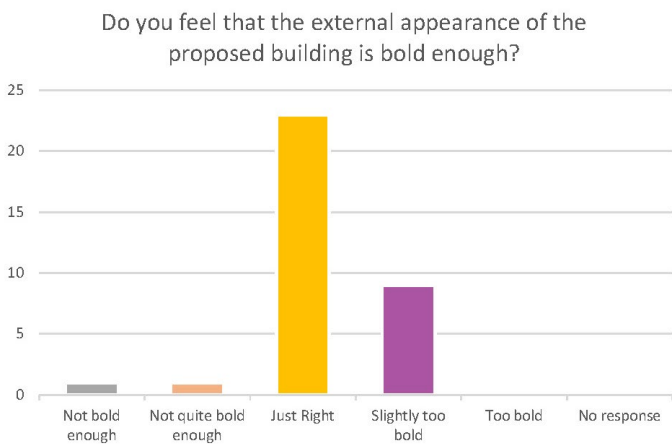
Public exhibition of proposals with a questionnaire for feedback and comments.



On Tuesday 15th May, the Proud Trust invited local residents, landlords, businesses, organisations, and members of the public to view proposals for the new LGBT+ Centre on Sidney Street. 50 people attended the three-hour drop-in session, with presentation boards in place for a further week for various user groups and staff to view.

Attendees were encouraged to provide feedback and comments via questionnaires, and 34 responses were received. These responses have been considered in the developed design.

The questionnaire results, presented in the graphs to the right, shows that there is a consensus over the various aspects of the proposals - from its external appearance, to its contribution to the street atmosphere.



Public Consultation 03
August 2018

Public exhibition at Pride 2018

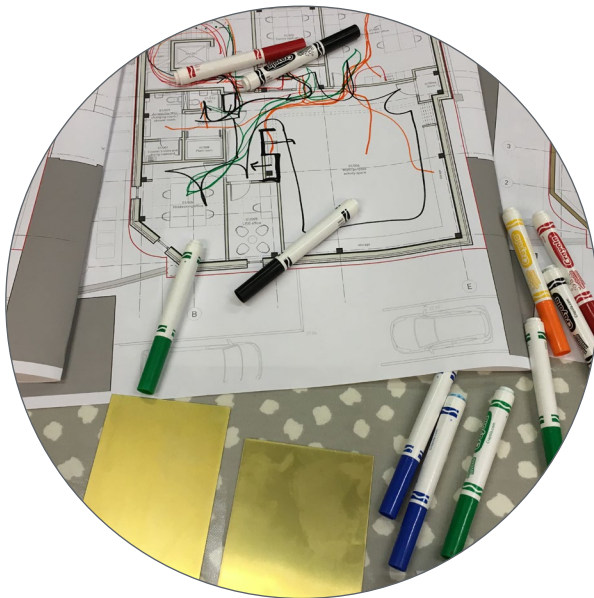


During the Manchester Pride Festival 2018, the Proud Trust presented plans for the new LGBT+ Centre to members of the public.

The Proud Trust’s stall included a 1:50 scale model of the proposal and it’s immediate context, as pictured above. Responses to the proposals were generally very positive.

User Workshop 06
October 2018

Workshop with the Proud Trust staff



A workshop took place with staff and youth-workers from The Proud Trust to examine the developed design prior to the submission of the planning application. In this they were asked to imagine moving around the building during their normal working day. It touched on issues of access, security, fixtures and fittings and maintenance. Some minor adjustments were made to the plan layout following this.

3.2 Statutory & Non-Statutory Consultation

3.2.1 Manchester City Council (MCC)

URBED have engaged with Manchester City Council's planning and regeneration department on numerous occasions, specifically with Principal Planner Anthony Mitchell.

The first pre-application meeting was held in November 2017 with both Anthony Mitchell and Conservation and Design Manager Paul Mason in attendance.

The scheme was received positively, with the planning officers suggesting that it would likely be granted planning permission should a valid application be made.

The form and scale of the building was deemed appropriate, given its city centre context and the scale of adjacent buildings. The planning officers were happy with the level of public consultation and engagement carried out to date. The active frontage of the Sidney Street Cafe and the upper levels was welcomed.

At this point the materials and elevations were at an early stage of development. The planning officers requested more detail on the material finishes and elevational treatments, which have been provided as part of this application. Details of the kitchen extract were also requested, and this is now provided in a statement from LEDA and shown on the elevation drawings.

Following a number of changes to the scheme, including the addition of a second storey, URBED met with the planners for a second time on site in October 2018. They were very supportive of the scheme, clarifying a few minor details of the development.

3.2.2 Adjoining Occupiers + Landowners

All adjoining landowners were invited to the public consultations in December 2015 and June 2018.

Representatives from King's Church attended both public consultations, and engaged in discussion around the proposals. No representatives from the Manchester Islamic Centre, or from the neighbouring residential building at 111-113 Oxford Road attended either event.

On the 26th September 2017, a representative of the landlord at 111-113 Oxford Road attended a user workshop to discuss the proposals and the use of the shared passageway as access to the proposed bin store, and this was agreed in principle. Staff of the Eighth Day Co-operative, who are tenants of the adjacent building, have also discussed the proposal with the Proud Trust in person. No opposition or negative comments have been received.

3.2.3 Greater Manchester Police (GMP)

URBED first engaged with GMP on 5th December 2015, having met Design for Security Consultant Michael Craig to discuss proposals for a new LGBT+ Centre. The scheme was welcomed, particularly given the additional overlooking onto Sidney Street, and was deemed a clear improvement on the existing building.

Following this consultation, a number of security improvements were made to the scheme, including the addition of various lockable thresholds within the building to help control levels of entry.

Following further development of the scheme, URBED consulted with GMP again in June 2018, and a Crime Impact Statement was produced. This document accompanies this planning application, and highlighted a number of crime prevention issues for consideration. These have been incorporated into the developed design as follows:

- To minimise the risk of burglary the main entrance door will be security rated.
- The entrance lobby will be open to views from the cafe and a staff workspace in the library placed in view of the entrance door and stair/lift core.
- Measures to prevent the public accessing the upper floors unaccompanied have been included for when this is required, with a lockable door as the entrance point to each floor.
- Windows on the rear elevation at ground floor level will be secured with security shutters when the building is closed.
- Access to sensitive areas and back-of-house areas - in particular the kitchen and bin store, will be controlled.
- Clear signage will be installed to guide visitors from the entrance.
- Lockers will be provided to enable staff to safely store valuables.
- An intruder alarm and panic alarm will be fitted. Panic buttons will be placed at the café counter till point and the workspace in the library

3.2.4 Local Authority Building Control (LABC)

Building Control at Manchester City Council have been consulted on several occasions in developing the fire strategy and the evacuation plan for the LGBT+ Centre. See section 4.8.2 of this document for the outcome of this advice. .

3.2.5 Manchester Disabled People's Access Group (MDPAG)

URBED have been working with Manchester Disabled People's Access Group (MDPAG) since April 2018 to meaningfully integrate accessibility into the design proposals.

A draft access appraisal, received from MDPAG in July 2018, set out a number of relevant standards and guidance on good practice. Where possible, URBED have since incorporated these into the design. Examples of how this has informed the design include;

- Permanent induction loops have been added to the specification of the ground floor meeting space and the first floor multi-purpose activity space.
- Changing and shower facilities have been added to the first floor accessible WC.
- An alternative emergency exit has been added onto Sidney Street from the Sidney Street Cafe.
- Guidance on fixtures and fittings will be incorporated into the specification during the next stage of work.

The report from MDPAG on accessibility accompanies this planning application.

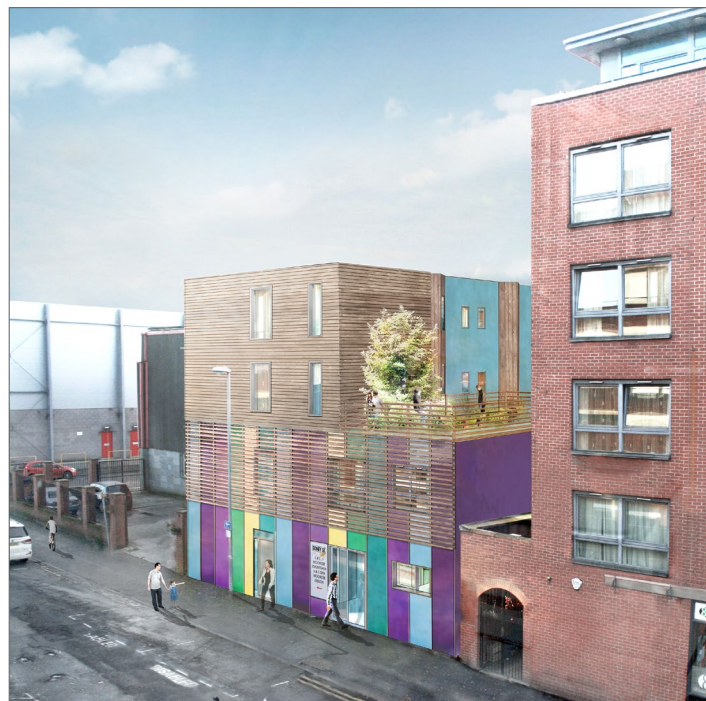
4.0 Design

4.1 Design Evolution

The design for the new LGBT+ Centre has been in development for a number of years. During this time the design has evolved in response to the changing brief, and as a better understanding of the site and the client's requirements has developed. This images below provide a snapshot of this development.

December 2015

Four storey proposal, consisting of a two storey LGBT+ Centre, two stories of residential accommodation, and a small roof terrace.



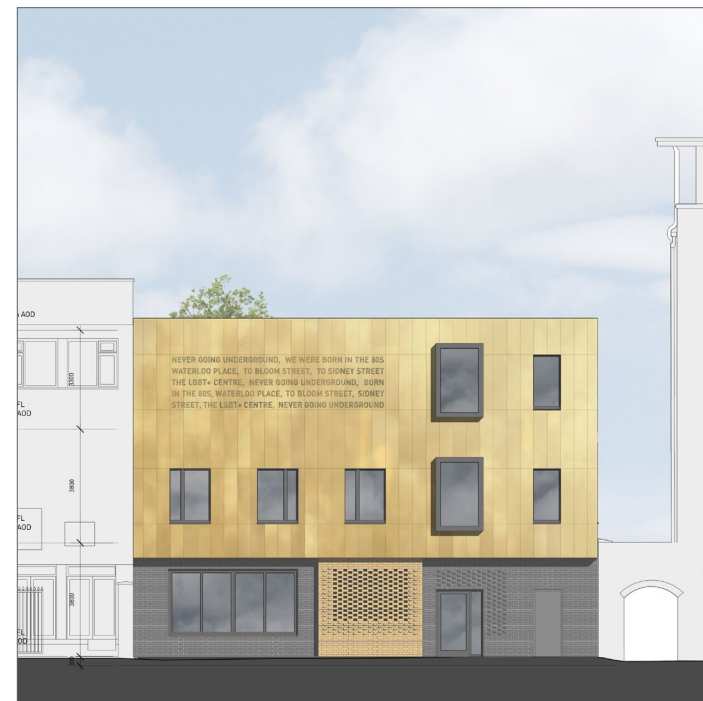
November 2017

Two storey proposal with accessible roof terrace. Gold cladding introduced following user workshops. Full height perforated parapet surrounding roof terrace to provide privacy for the users of the building and for the neighbouring buildings.



May 2018

Two storey proposal with accessible roof terrace. Facade adjusted following pre-application meeting, and yellow brick added to the library to recall the social heritage of the existing LGBT+ Centre on this site since 1988.



4.2 Scale & Appearance

Scale And Massing

The proposed building is three storeys in height on the Sidney Street elevation. This will give the LGBT+ Centre a stronger presence on Sidney Street, and a more appropriate scale given its neighbouring buildings and its city-centre location.

The rear elevation overlooking the adjacent car park will be two-stories in height. A parapet here will provide a degree of privacy for the roof terrace and for the apartments overlooking the LGBT+ Centre. This parapet will be perforated, with openness varying in response to the site context.

The proposed building will occupy the full footprint of the existing building and the site boundary. There will be a small set back at ground level to delineate between materials, provide space for out-ward opening fire escape doors without encroaching on the public highways, and to provide some shelter for people arriving at the main entrance.

Appearance

Following discussions at the various consultation events, a gold copper alloy cladding has been proposed at the upper levels. This will give the LGBT+ Centre a strong, loud, and proud presence on Sidney Street. By avoiding more obvious tropes, such as 'rainbow' coloured cladding, it also provides a degree of neutrality to avoid intimidating any potential users or user groups.

The ground floor is finished with smooth-faced grey brick. This will be robust and hard-wearing. Patterns in this brick course will provide visual interest, whilst the neutral colour will emphasise the gold cladding of the upper levels. Yellow brick is used in the section of facade outside of the library, again with patterning to provide interest. The colour of this brick will recall that of the existing building, and the social heritage of LGBT+ Centre and its presence this site on Sidney Street since 1988.

The Sidney Street cafe will have a new presence on Sidney Street, with a wide 'lift and slide' window to the seating area. This will also increase the overlooking onto Sidney Street, and contribute to a lively street scene.

Other elevations are plainer in appearance - with concerns over privacy and the requirements of the fire regulations restricting the number of openings. The same materials will be continued - with the gold cladding wrapping the building at the front on the upper storeys, and the grey brick providing a robust and hard-wearing finish to the less visible elements of the building.



Proposed building as viewed from the junction of Sidney Street and Oxford Road

4.0

4.3

Design

Elevations



Proposed north elevation (Sidney Street) - Scale 1:100

4.0

4.3

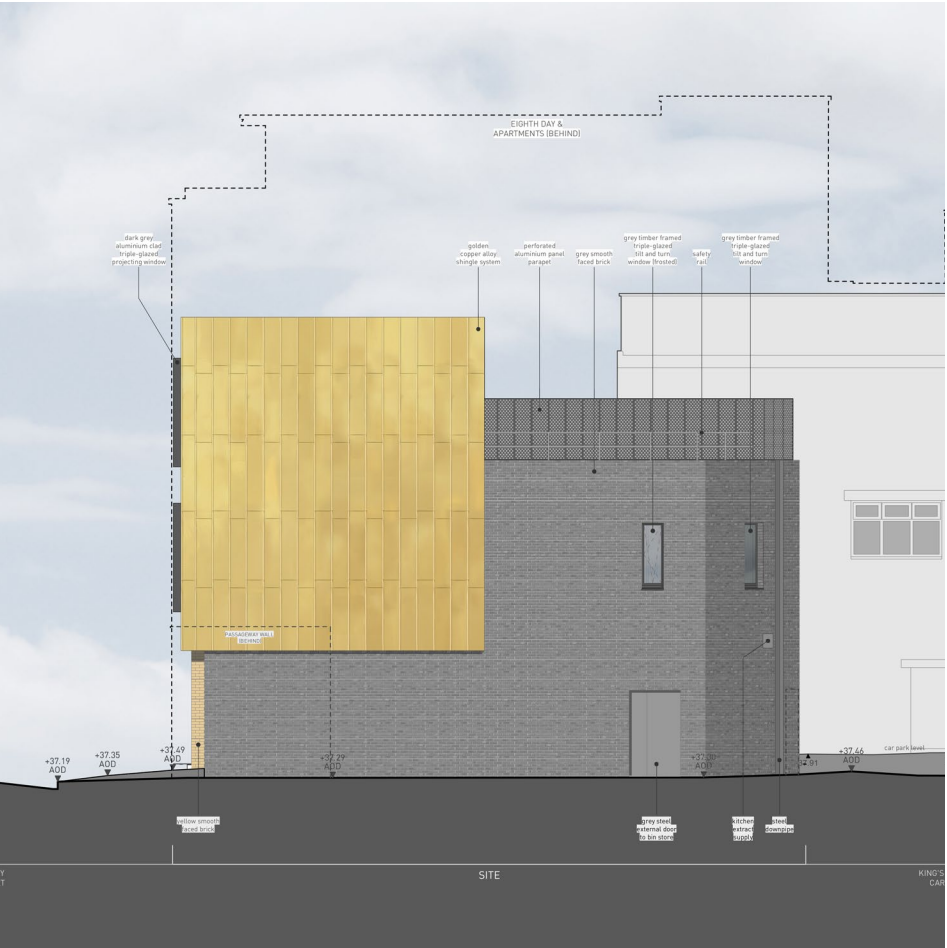
Design Elevations



Proposed east elevation - Scale 1:200



Proposed south elevation - Scale 1:200



Proposed west elevation - Scale 1:200

4.0 Design

4.4 Layout

The ground floor will accommodate the Sidney Street Cafe, (including kitchen, prep kitchen, and servery); the library, which will also be used as an informal counselling space, and a quiet workspace; a multi-purpose meeting space, several private booths for quiet working, accessible and standard WCs, and a bin store.

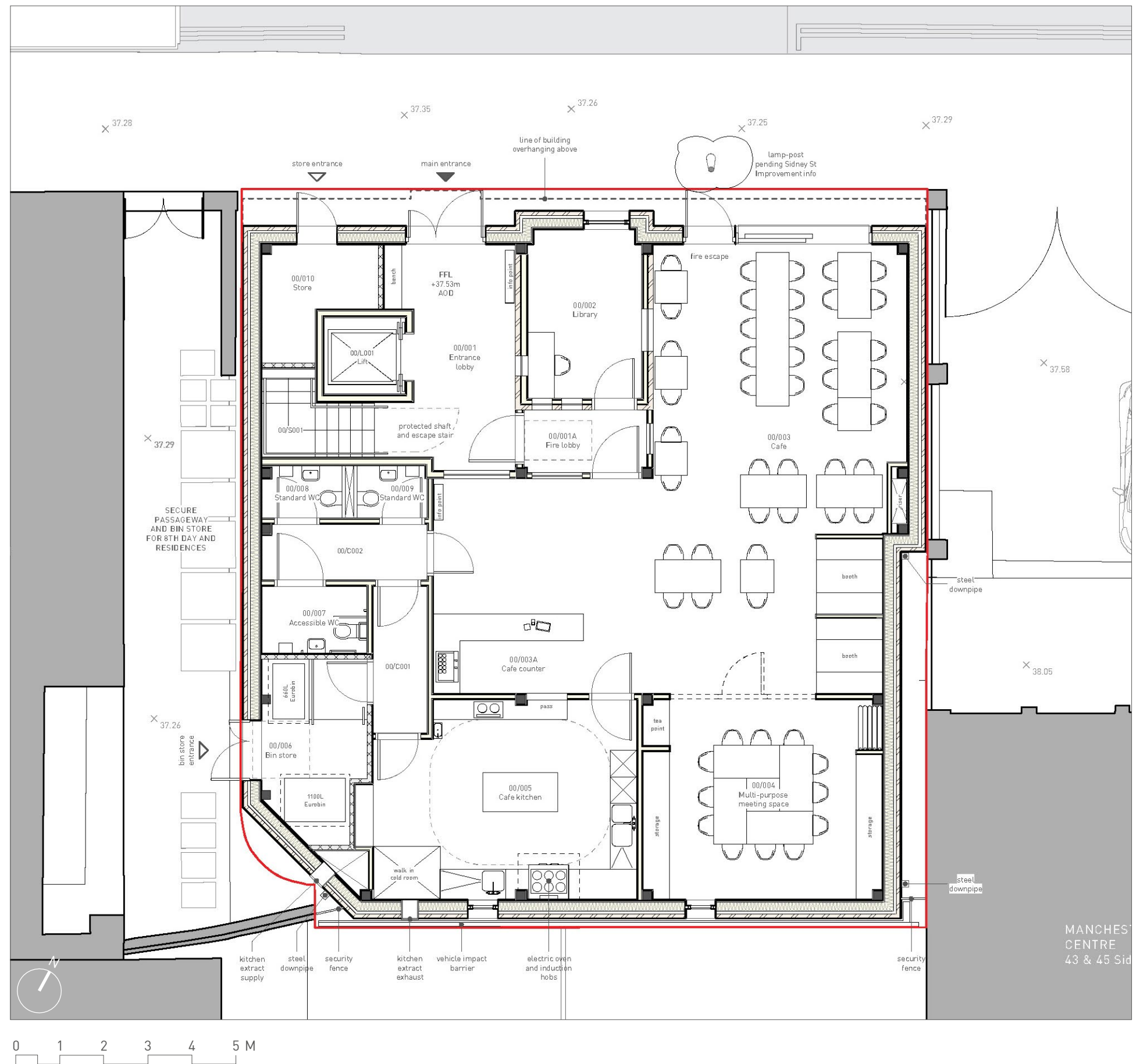
The entrance lobby offers a 'phased' arrival into the social areas of the cafe space. At the entrance to the building an information point and bench offer a space to sit. The lobby also offers small glimpses into the library space and a clear view of the cafe servery area. This cafe servery area will be staffed during opening hours, providing a first point of contact for visitors to the building. A staff workstation will be located in the library overlooking the entrance lobby and providing an alternative point of contact for visitors to the building. The entrance lobby also provides access to the first floor multi-purpose activity space where groups requiring anonymity can meet.

A fire lobby acts as a buffer between the entrance lobby and the cafe space. This allows people to be guided to informal counselling space in the library without needing to confront the larger numbers of people in the cafe.

The cafe space and associated kitchen takes up much of the remainder of the ground floor. WCs are arranged in the western side of the building, where access to daylight is minimal and existing services are located. A secondary meeting space is located at the back of the building, off the main cafe space. This can be separated from the rest of the floor with a sound-proofed folding partition.



Sidney Street Cafe - Design Stage Sketch



Proposed Ground Floor Plan - Scale 1:100

4.0 Design

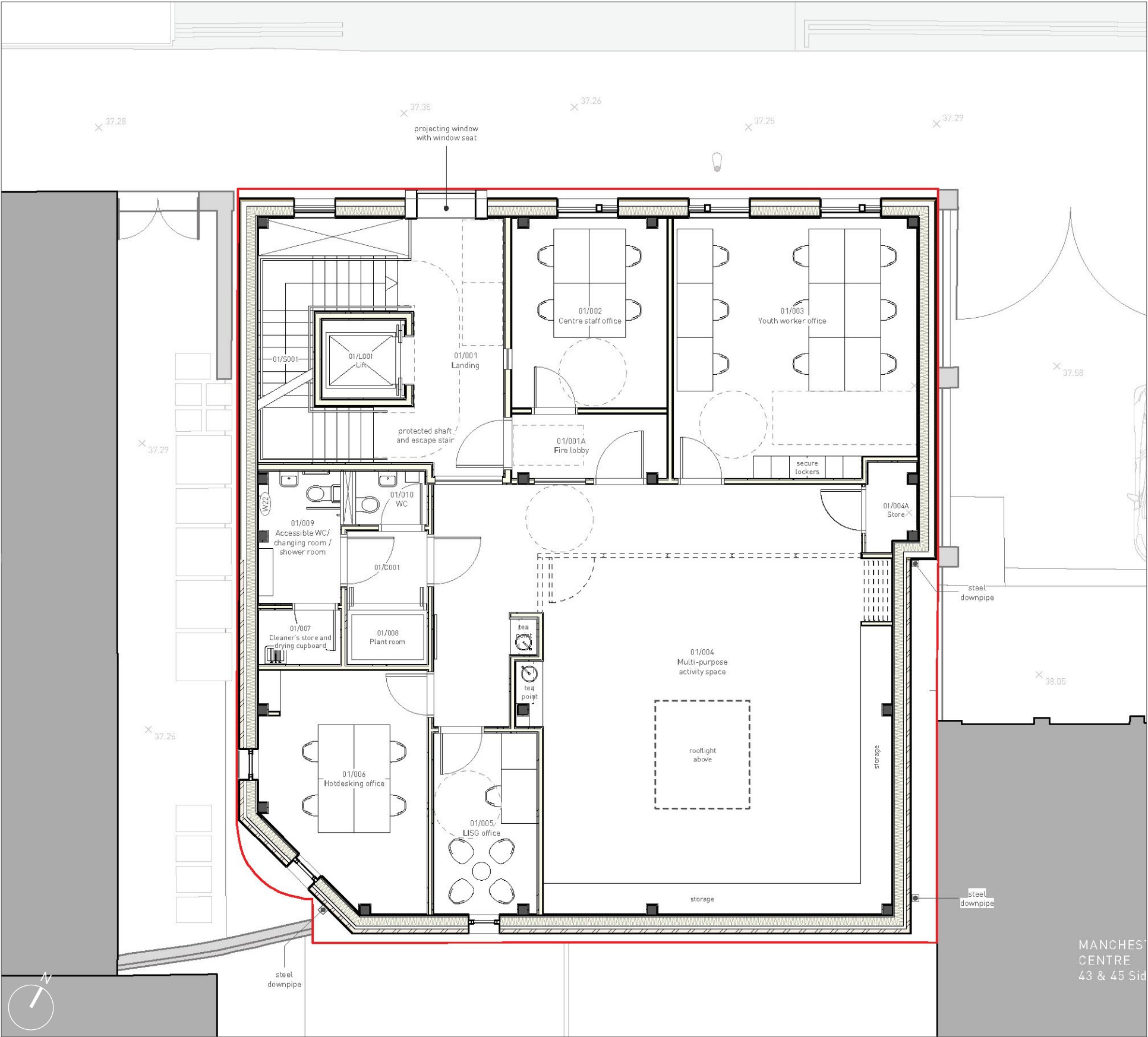
4.4 Layout

The first floor will accommodate the centre staff office, youth worker office, LISG office, hotdesking office, plant room, accessible and standard WCs, cleaner's store and drying cupboard, and a large multi-purpose activity space. Offices are arranged in the locations with greatest access to daylighting. The multi-purpose activity space is lit from above by a rooflight, meaning that it is a very private space and also that all the walls are available for storage and exhibition.

The sketches below show the flexibility of the multi-purpose activity space, with the use of a movable wall to enclose or open this space up to the surrounding circulation zone. This allows for user groups requiring anonymity to meet in private.



Design stage sketches showing multi-purpose activity space in use

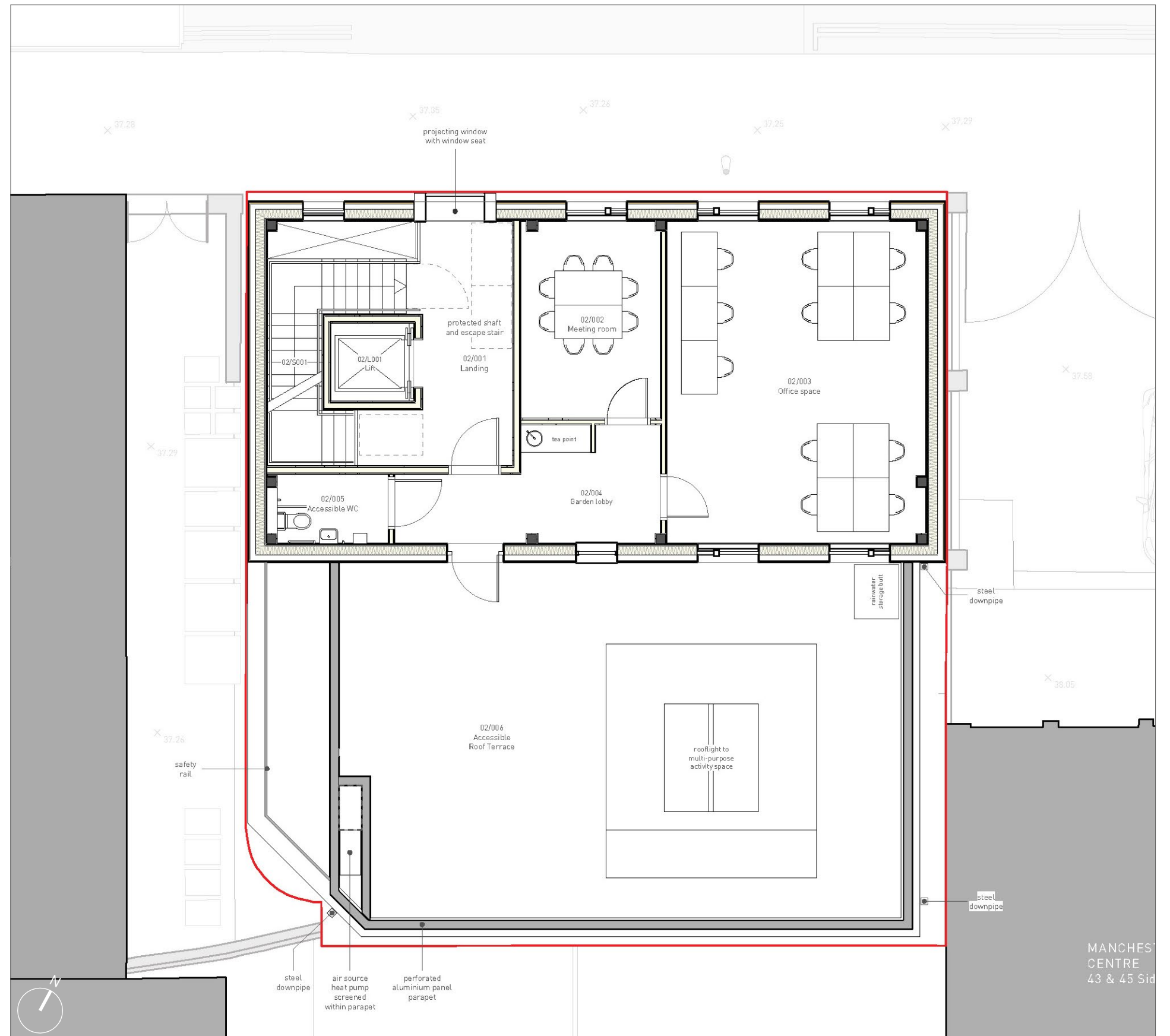


Proposed First Floor Plan - Scale 1:100

4.0 Design

4.4 Layout

The second floor will accommodate additional office and meeting space; an accessible WC, and level access to a roof terrace. This roof terrace will provide outdoor amenity for the staff and users of the centre, and will also house a skylight introducing natural light to the multipurpose activity space on the first floor.



0 1 2 3 4 5 M

Proposed Ground Floor Plan - Scale 1:100

4.0

Design

4.5

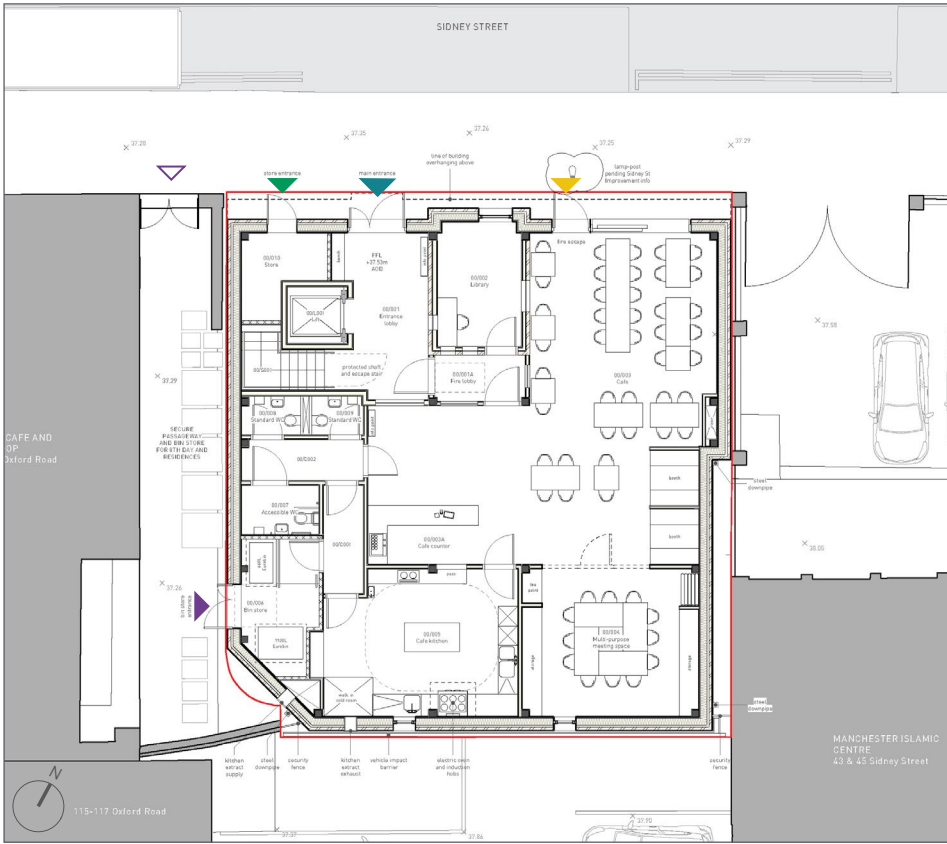
Access

4.5.1 Entrances

The public entrance for the LGBT+ Centre will be via level access on Sidney Street, leading into a stair and lift lobby. This entrance will be highly visible, with a fully glazed door giving views through into the cafe - on a direct line of sight to the cafe counter, which will be staffed during the building's normal opening hours.

The entrance will be well lit - with downlighters fitted to the overhang above to provide both security and aesthetic lighting. There will also be clear signage on the glazing, making the entrance to the building obvious.

Whilst the seating in the Sidney Street Cafe will be visible, visitors to the cafe will also use this main entrance. This will enhance the security of the building.



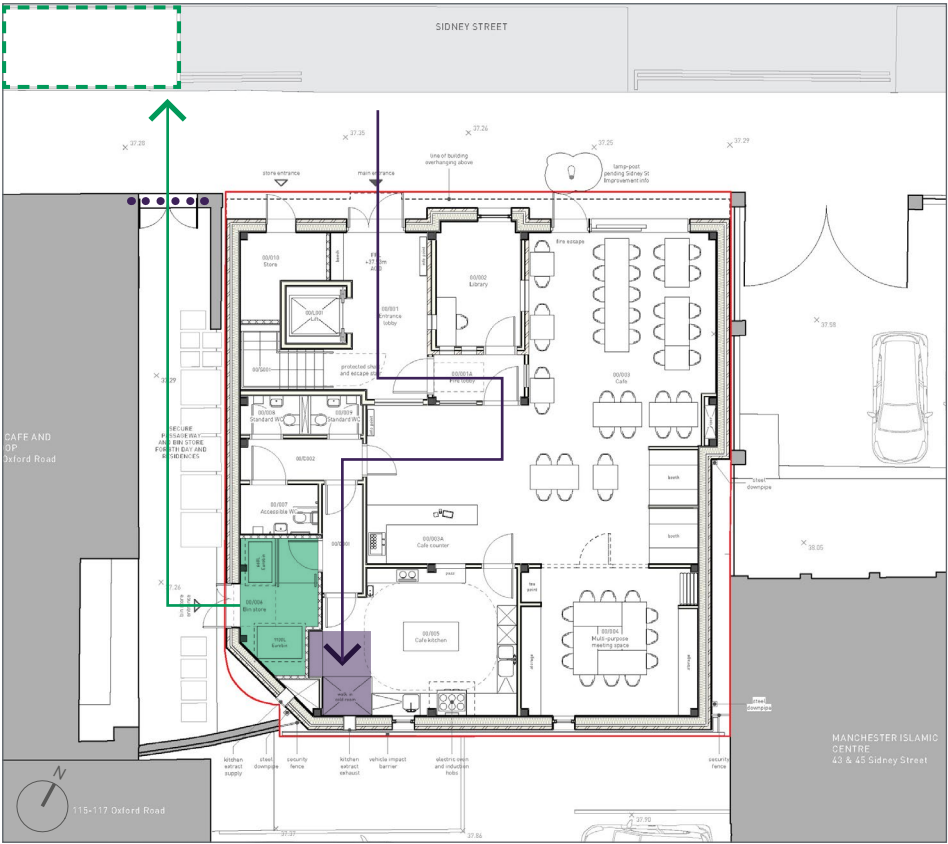
- Key:
- Blue arrow: Main entrance to the LGBT+ Centre
 - Purple arrow: Entrance to bin store
 - Green arrow: Entrance to external store
 - Yellow arrow: Entrance to secure gated passageway
 - Yellow arrow: Additional fire escape

Ground floor plan showing building entrances

4.5.2 Delivery & Refuse Strategy

As illustrated below, deliveries to the Sidney Street Cafe and the rest of the LGBT+ Centre will arrive via level access through the main entrance on Sidney Street. Deliveries for the cafe will be transferred to the storage area in the kitchen via a secure corridor.

The bin store will be serviced via the secure passageway along the western side of the building, which is used as a bin store by the Eighth Day Cafe and residents of the apartments above.



- Key:
- Blue arrow: Delivery route
 - Purple arrow: Kitchen food stores
 - Green arrow: Route to refuse collection point from bin store
 - Green box: Bin store
 - Green dashed box: Refuse collection point
 - Yellow dots: Secure gate to passageway

Ground floor plan showing delivery and refuse strategy

A separate entrance to the bin store will be located along the western edge of the site. This passageway is part of the Freehold land of the adjacent property, 107 to 111 (odd) Oxford Road, and 53 Sidney Street, Chorlton-upon-Medlock. However, the title deeds to the LGBT+ Centre site grant “full and free right at all times and for all purposes to pass and repass over and along the passageway”.

The landlord of the adjacent property has been kept informed of the Proud Trust’s intention to use this passageway via their estate agent throughout the design development and consultation process.

The refuse collection point will be on Sidney Street. The refuse storage strategy for the building is set out in the table below, and in the waste management strategy proforma included in this application.

Type	Number of bins proposed	Location	Collection
General Refuse	1 x 1100L wheeled bin	Bin store	Weekly collection by licensed waste carrier
Pulpable Recycling	10 bags/bins	Throughout building	Weekly collection by licensed waste carrier
Mixed Recycling	5 bags/bins	Throughout building	Weekly collection by licensed waste carrier
Food Waste	1 x 660L wheeled bin	Bin store	Weekly collection by licensed waste carrier
Sanitary Waste	6 bins	In all WCs	Weekly collection by licensed waste carrier

4.0

Design

4.5

Access

4.5.3 Design For Security

To summarise some of the principal security features of the proposed scheme;

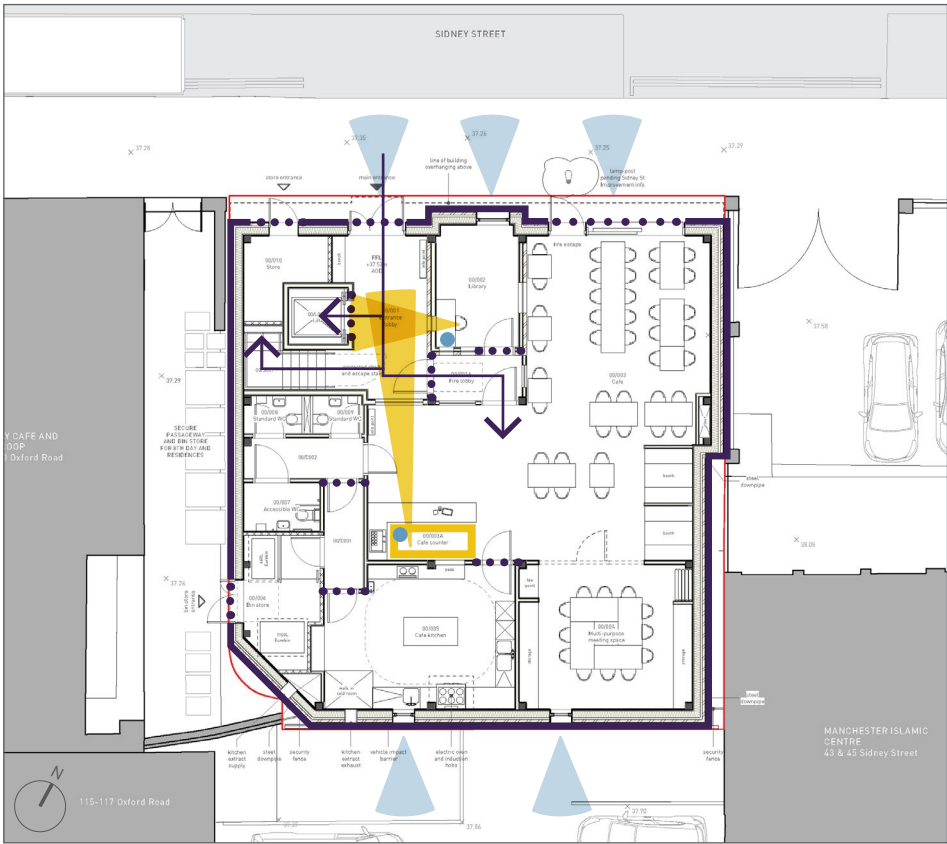
- On the ground floor, the entrance lobby is overlooked by the staffed cafe servery, and a workspace in the adjacent library. This passive surveillance system is intended as a replacement to CCTV, which is deemed too invasive for the vulnerable people and groups that use the LGBT+ Centre and require a degree of anonymity and safeguarding.
- On the first floor, passive surveillance of the stair and lift lobby is achieved via the adjacent centre staff office, where the centre manager will be working. All offices, except for the LISG office, will have doors with vision panels, allowing the staff to overlook the main first floor space.
- Various lockable thresholds, as illustrated in the drawings below, offer

adaptable degrees of security for various types of events and uses of the centre. In the evening for instance, user groups using the multipurpose activity space can be restricted to the stair and lift lobby and that space alone.

- Panic buttons at strategic locations allow for remote locking of the doors to the lobby, and of the lift controls.
- The bin store is located within the building, and is accessed via a secure locked passageway. This passageway is used as a bin store by staff of the Eighth Day Cafe, and residents of the apartments above.
- All doors and windows at ground floor level will be Secure by Design compliant.
- The proposed LGBT+ Centre has a greater number of windows in its

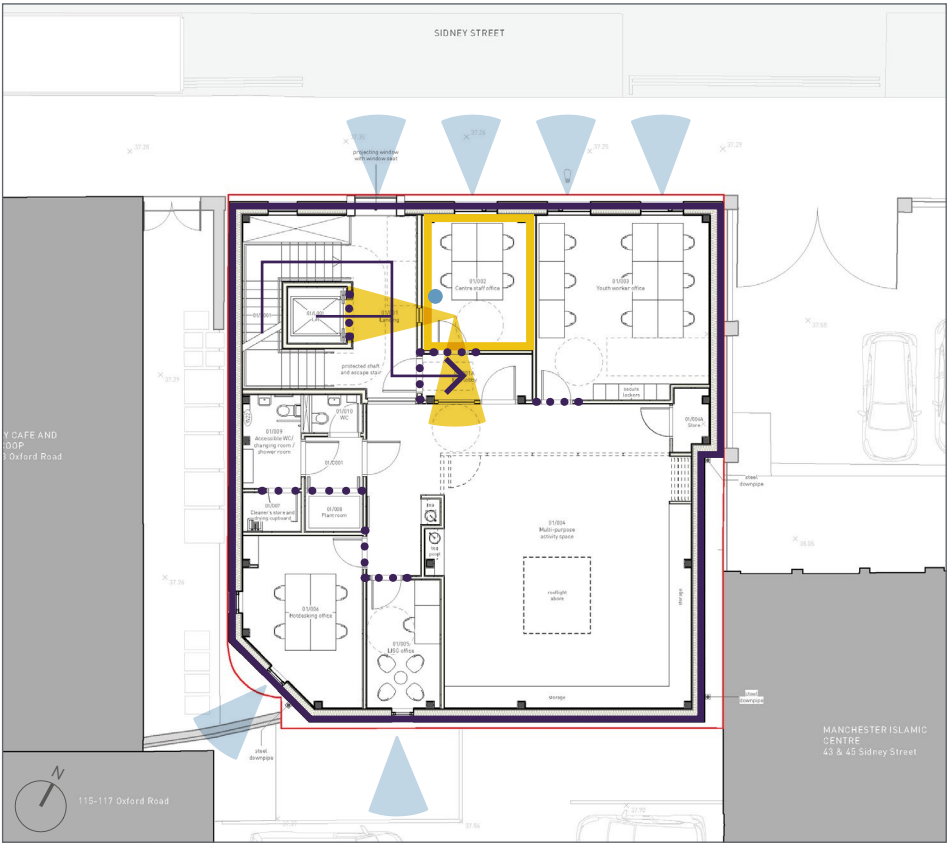
northern elevation than the existing building, providing an increased level of overlooking onto Sidney Street.

- Windows on the rear elevation at ground floor level will be secured with security shutters when the building closes for business.
- Lockers are provided in the youth worker office, and secure storage is provided in the centre staff office.



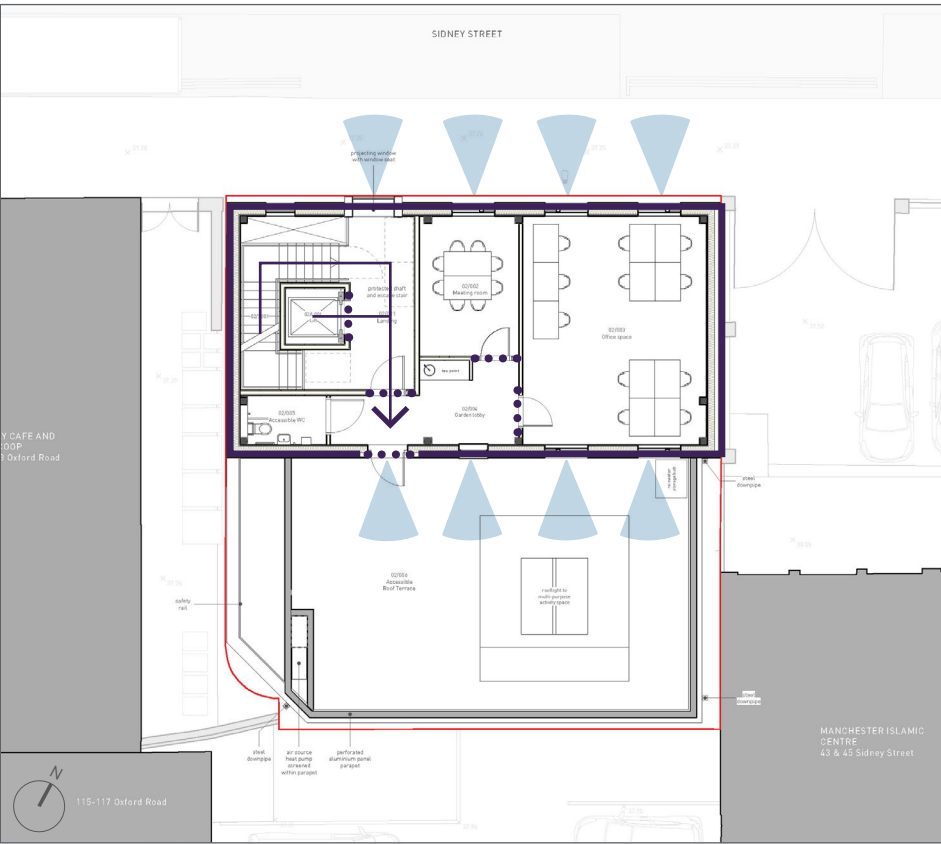
- Key:
- Staffed cafe servery providing passive surveillance
-
- Line of sight providing passive surveillance

Ground floor plan showing Design for Security features



- Key:
-
- Office providing passive surveillance

First floor plan showing Design for Security features



- Key:
-
- Overlooking from windows / glazed doors

Second floor plan showing Design for Security features

4.0

Design

4.5

Access

4.5.4 Inclusive Design

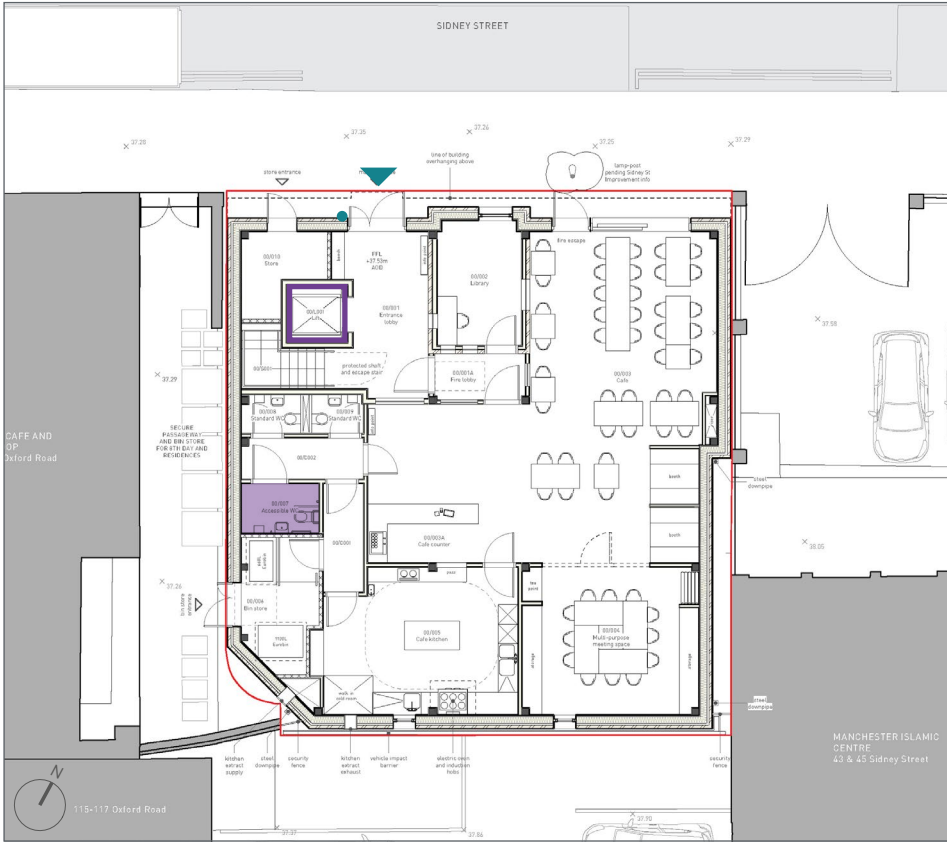
The building has been designed to be accessible to all - and throughout the design process consideration has been given to how those with a disability or further access needs will use the building.

- There will be level access into and throughout the building, and a lift to all floors. There will be level access onto the roof terrace from the second floor.
- Door widths and arrangements have been designed to allow access for those with wheelchairs and prams.
- An accessible WC is provided on every floor, with alternating transfer zones to allow for users with specific transfer needs.
- The entrance door will be power assisted.

- Signage will be clear, concise, and contrasting.
- All WCs will be gender-neutral to ensure that all people, including those who are transgender, do not face any barriers or discrimination in their use of the LGBT+ Centre.
- Changing spaces for adults and children will be provided.

The LGBT+ Centre is designed to accommodate the needs of people with mental health problems, and offers a ‘phased’ arrival into the social areas of the cafe and multi-purpose activity space. Upon entry to the building, an information point and bench offer a space to sit. The lobby offers small glimpses into the library space, along with access to the first floor multi-purpose activity space where groups requiring anonymity can meet.

Counselling sessions can also take place in the library, which is separated from the cafe space by the fire lobby. Other areas within the building such as booths within the cafe, lobby and office spaces provide places to sit in quiet and for semi-private conversations.



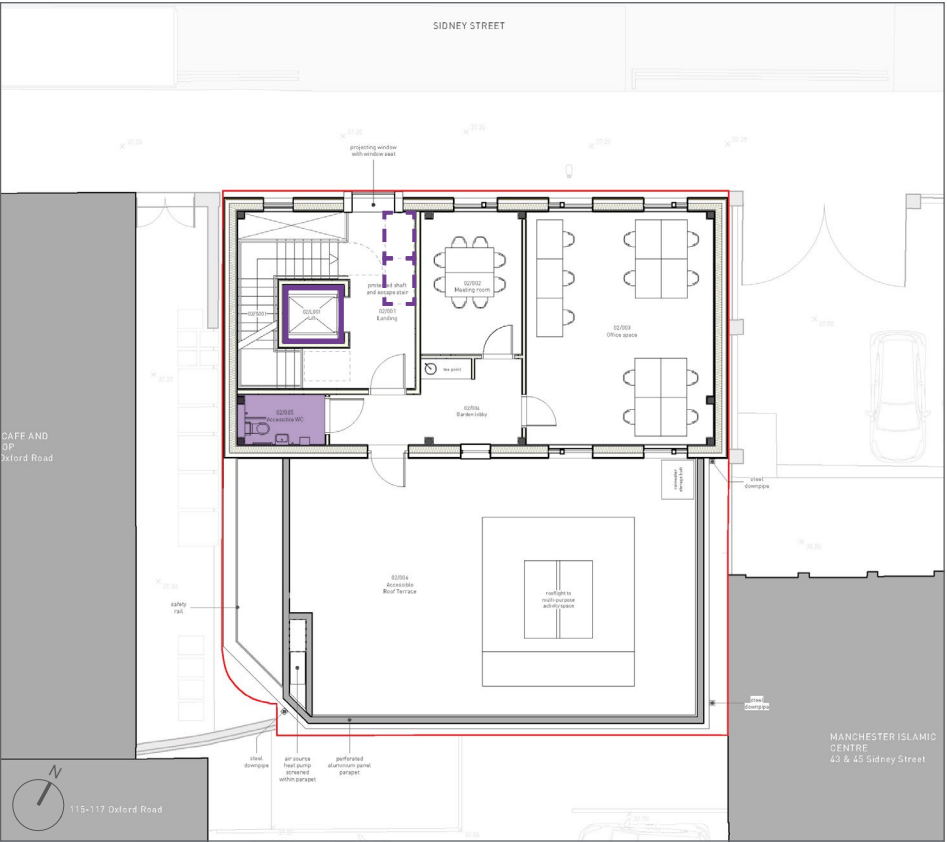
- Key:
- Level entrance to the LGBT+ Centre
 - Lift to first floor and roof terrace
 - Accessible toilet
 - Power assisted opening door controls

Ground floor plan showing accessibility features



- Key:
- Lift to first floor and roof terrace
 - Accessible refuge with emergency voice communication (EVC) system
 - Accessible toilet

First floor plan showing accessibility features



- Key:
- Lift to first floor and roof terrace
 - Accessible refuge with emergency voice communication (EVC) system
 - Accessible toilet

First floor plan showing accessibility features

4.0 Design

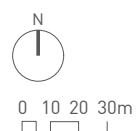
4.5 Access

4.5.5 Active and Public Transport

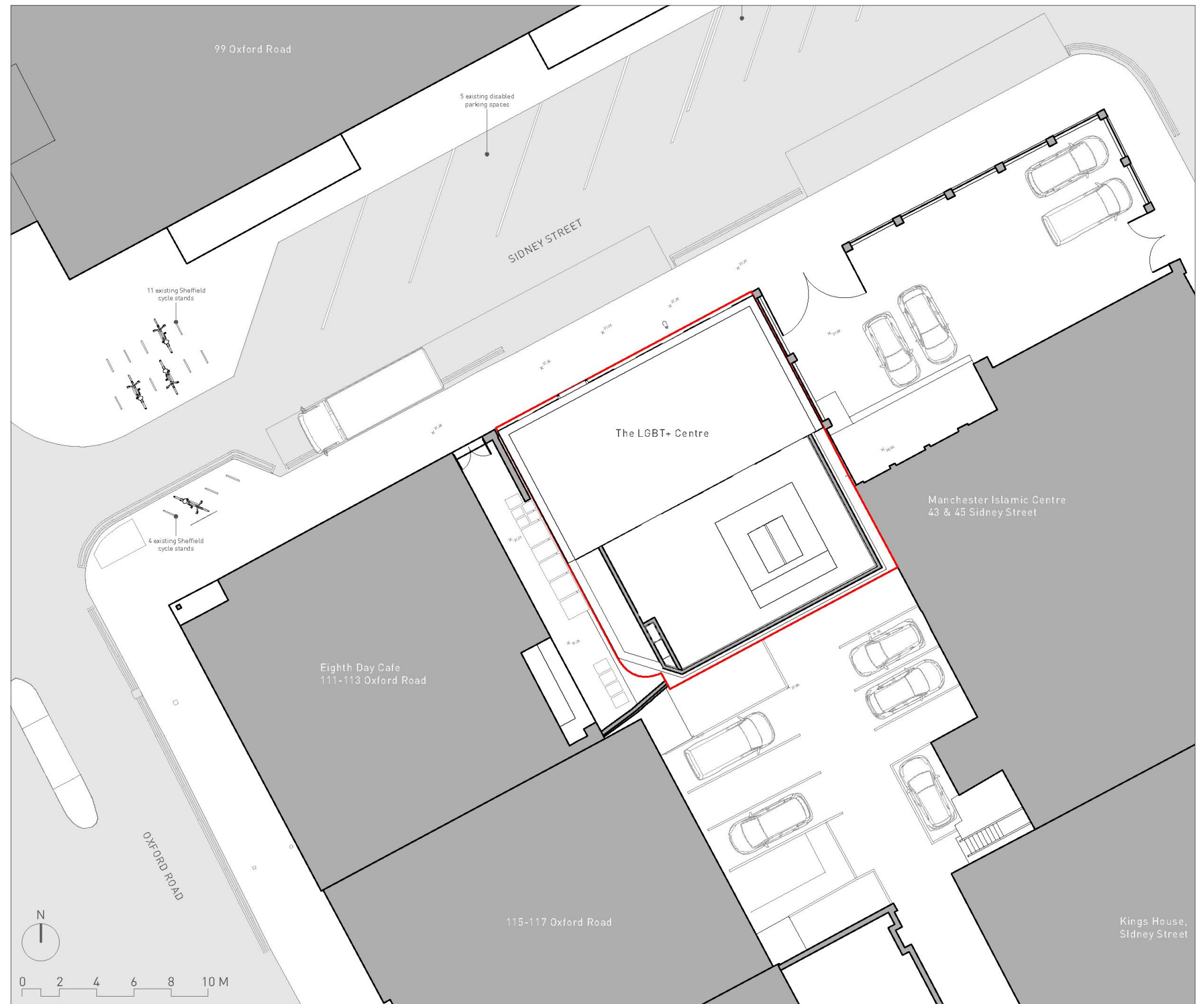
Many of the staff and existing volunteers live close to the Centre and walk or cycle to the Centre. A large proportion of the Sidney Street Cafe customers are University students and staff who walk to the cafe at lunchtime. 15 “Sheffield” bike stands are located close to the building adjacent Oxford Road, as shown on the site plan to the right. The Proud Trust will look to engage with plans for the future development of Sidney Street that maintain and improve upon this situation.

The site is located just off Oxford Road and close to Manchester City Centre, within the Corridor Manchester area. It benefits from the significant public transport links and the continued investment of the Corridor Manchester Strategic Spatial Framework. This is likely to further improve accessibility of the site by foot and by bike. Work on the “green transport corridor” has already begun and will be complete in 2020.

There are numerous bus routes and bus stops on Oxford Road within a short walk from the LGBT+ Centre, as shown in the map below. The centre is approximately 5 minutes walk from Manchester Oxford Road train station, 10 minutes walk from the nearest tram stop, and 15 minutes walk from Manchester Piccadilly Station.



Public transport links - Image courtesy of OpenStreetMap



Proposed Site Plan

4.0

Design

4.6

Fabric First Energy Efficiency

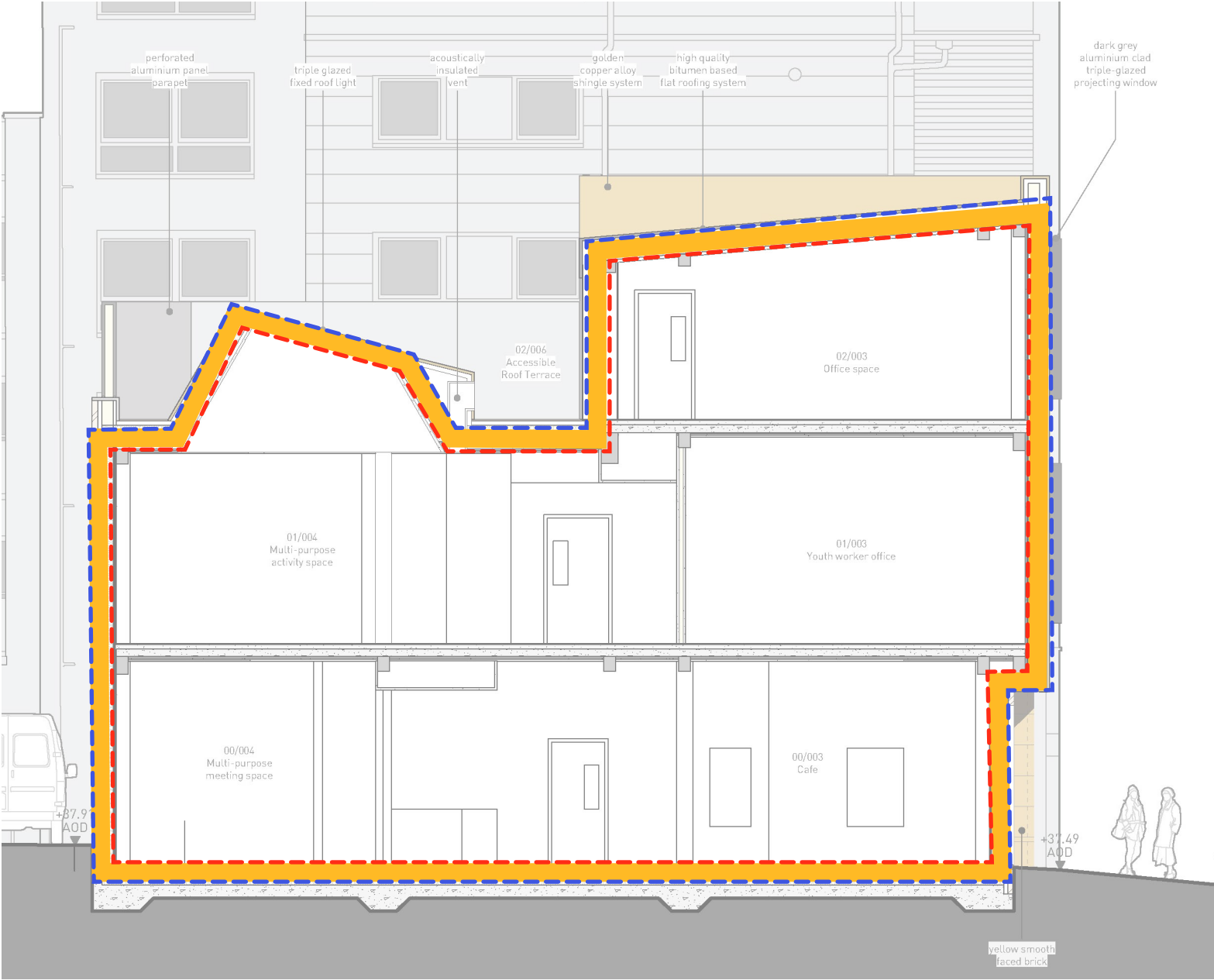
The client requires a building that is comfortable to work in and visit – not cold in winter and not too hot in summer – whilst maintaining low running costs and avoiding excessive maintenance requirements.

We therefore propose that the AECB ‘Building Standard’ is adopted for this building (<https://www.aecb.net/carbonlite/building-certification/aecb-silver-standard/>). This is a simple self-certified standard. This should ensure that what is constructed is in line with design intentions and gives the chosen contractor a specific target and quality control framework to work within. Using this standard should also mean that Part L requirements can be met without the addition of more complex low-carbon technology. It requires that the following performance targets are met:

- 40kWh/m².year Space Heating and Cooling Demand, as calculated using the Passive House Planning Package (PHPP).
- Primary Energy Demand of 135 kWh/m².year, as calculated by PHPP
- Airtightness of 1.5 ach (n50) - in this case equivalent to an air permeability rating of approximately 2.2 m³/m².hr (q50)
- Minimal thermal bridges
- <10% of hours over 25oC, (<5% recommended) as modelled by PHPP.

This standard will be met through careful, rational and robust design – in the building layout, detailing and specification of materials. It will also require attention to detail from the building contractor, particularly with regards to air-tightness works.

The diagram on the right of this page shows the air-tightness and thermal envelope strategy for the building. We have sought to make the strategy for creating a robust thermal envelope as simple as possible. First of all by reducing the complexity of the shape of the building as far as possible - whilst still meeting space planning and daylighting requirements - and by optimising the position of windows and other openings. Secondly by taking steps such as moving the structural steel column positions to sit on the inside face of the insulation layer. All of this reduces the amount of 'cold bridging' and simplifies the detailing - making it more likely that air-tightness targets will be met and insulation will be continuous. This ensures performance and reduces the risk of damage to the building fabric.



Key: Thermal Envelope/ Insulation Layer
 Air-tightness layer.
 Wind-tightness layer.

4.0 Design

4.7 Daylighting

4.7.1 Site and Context

The current building is poorly daylit, and one of the key opportunities for the new building is to significantly improve daylighting to activity, café and office spaces. This in turn will help to animate the street.

The restricted context of the site means that the amount of daylight available from windows in the elevations to the side and rear is restricted – due to both overshadowing by adjacent buildings and the requirements of the fire regulations for minimal unprotected openings adjacent to site boundaries.

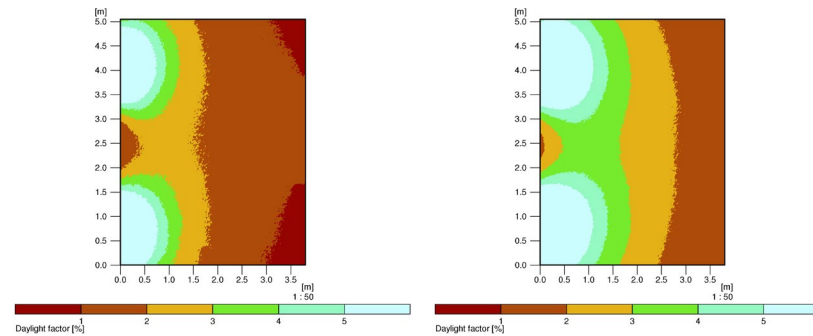
4.7.2 Daylighting Principles

In designing the building, we have aimed for a minimum 2% average daylight factor in activity, office and café spaces – and higher than this where possible. This should mean that these areas can operate from March to October with minimal artificial lighting during daylight hours – reducing energy costs and providing a greater sense of wellbeing for building users.

We have assumed that WCs, stores, plant rooms and the kitchen can operate with lower levels of daylighting. These spaces are arranged along the most restricted elevations. We have assumed that the ground library space – as a ‘quiet’ area with a different atmosphere - can also have a lower level of daylighting.

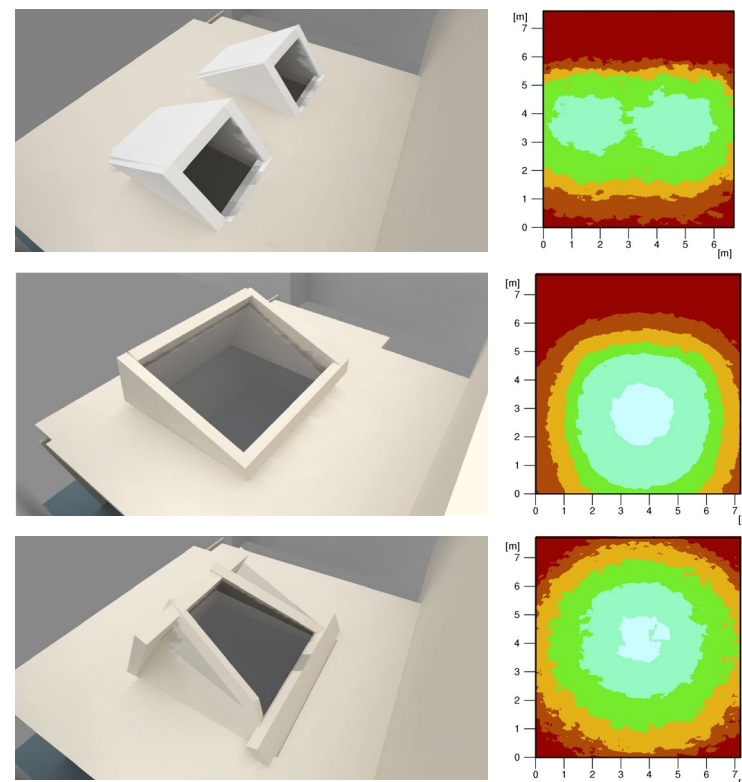
4.7.2 Daylighting Modelling

Through LEDA's daylight modelling, the Design Team have developed the dimensions and arrangement of windows to optimise daylighting wherever possible. The average daylight ratio of a number of rooms has been significant improved through an increase in sill height above Finished Floor Level, such as the first floor Youth Worker Office depicted in the following images.



The effect of an increased sill height above FFL in room 01/003 (Youth Worker Office)

Daylight modelling has been particularly useful in the development of the rooflight above room 01/004 (First Floor Multi-purpose activity space), where it has been used to achieve a better uniformity of light in the space. The images below show LEDA's modelling of several rooflight options, with the corresponding daylight calculation results. The last of these options has been selected as the basis for the chosen design.



4.0

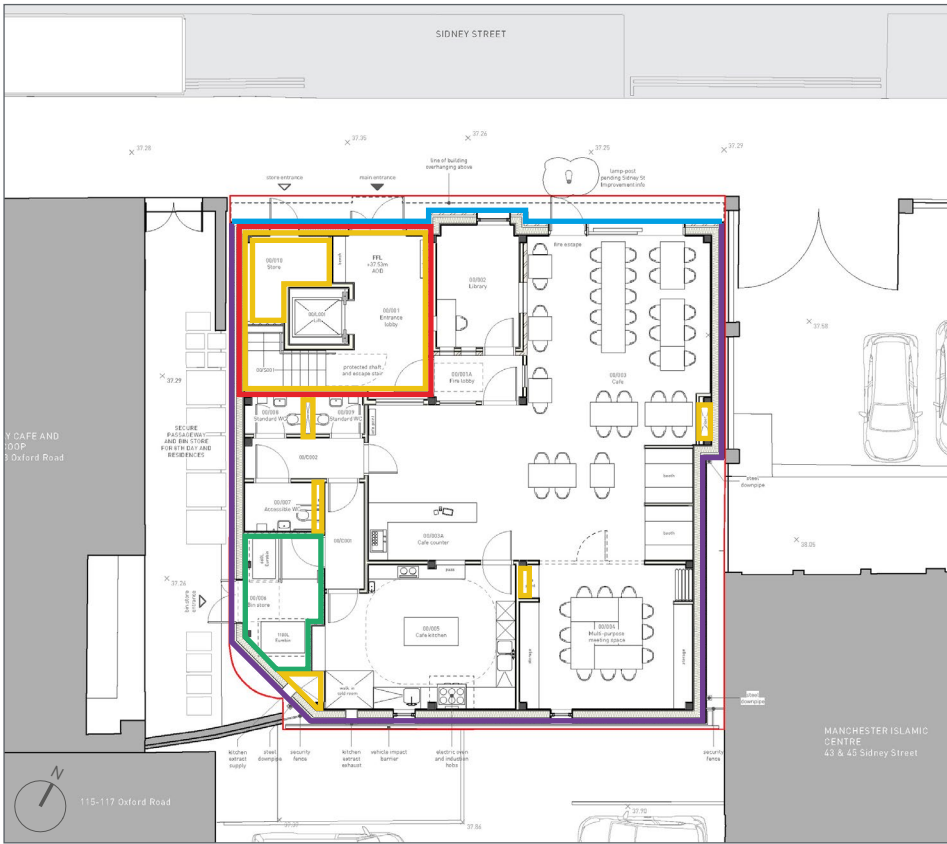
Design

4.8

Fire Strategy

4.8.1 Fire Compartments

Each floor of the building is to be treated as a separate fire compartment, with a single protected stair between them. The drawings below illustrate this strategy, along with other protected shafts, and disabled refuge points.



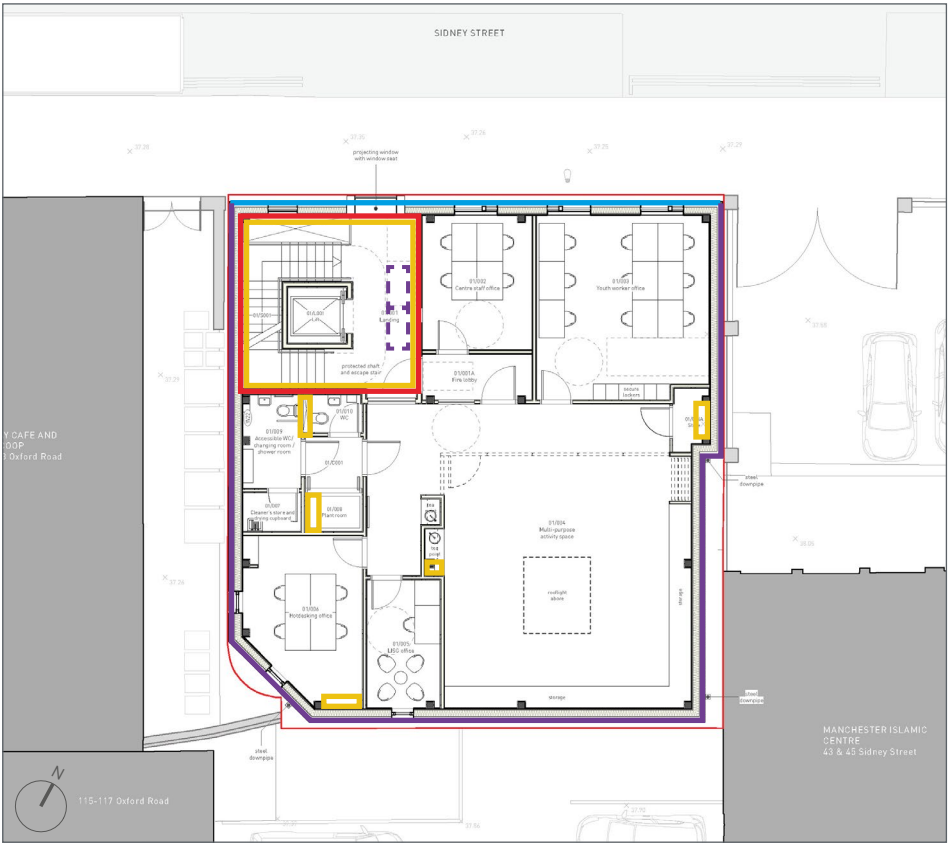
- Key:
- Protected shaft
 - Protected stair
 - External wall within 1m of boundary
 - External wall approximately 7.5m from 'notional' boundary at the centre of Sidney Street
 - Bin store

Ground floor plan showing fire strategy

4.8.2 Evacuation Strategy

The evacuation strategy for the building will be based on the use of evacuation chairs at the first and second floors. Each accessible refuge on these upper floors will have an individual emergency voice communication system (EVC) conforming to BS 5839-9:2003, with tactile controls for visually impaired people.

A Fire Risk Assessment will be carried out by the Proud Trust, and Personal Emergency Escape Plans (PEEPs) will be completed for each member of staff, visitor, or regular user of the upper floors of the building who may need help and assistance to leave the building in the event of an emergency evacuation.



- Key:
- Protected shaft
 - Protected stair
 - External wall within 1m of boundary
 - External wall approximately 7.5m from 'notional' boundary at the centre of Sidney Street
 - Accessible refuge with emergency voice communication (EVC) system

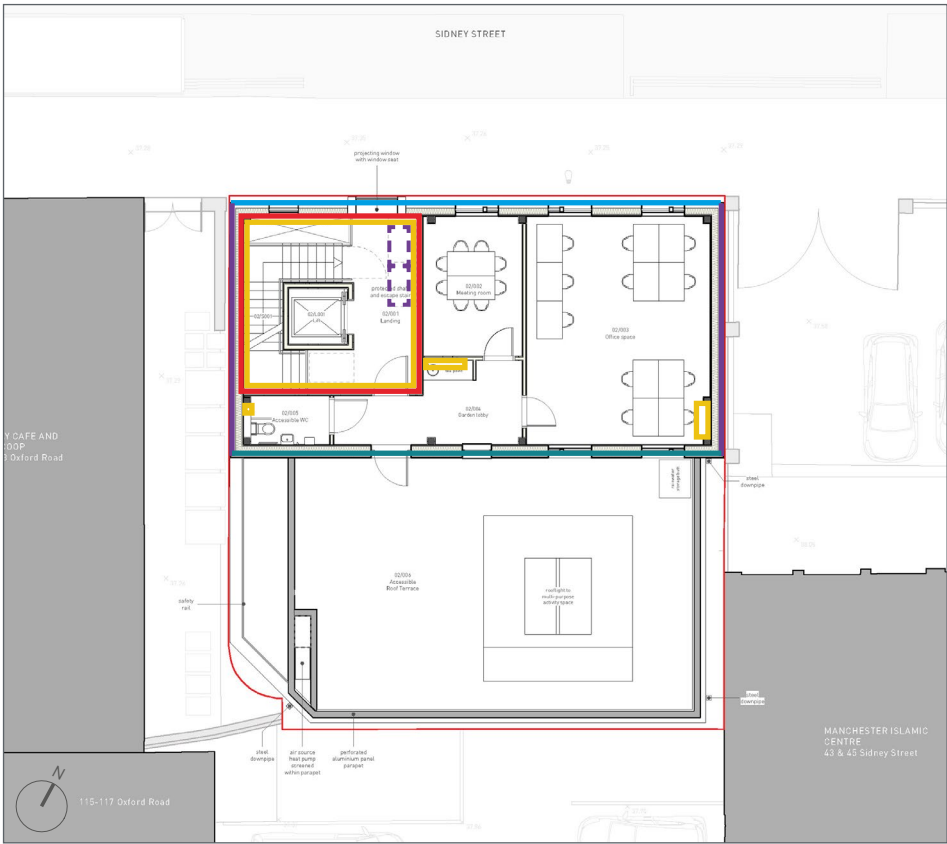
First floor plan showing fire strategy

4.8.3 External Fire spread

External walls within 1m of the site boundary will have 60 minutes fire resistance on both sides. These walls will also have a restricted unprotected area, and each unprotected opening will be limited to no more than 1 sq m in size and will be separated by a minimum distance of 4m, except where separated by a compartment floor.

External walls approximately 7.5m from the 'notional' centre of the road or the site boundary will have a maximum 60% unprotected area.

External walls approximately 7.5m from the rear boundary of the site on the second floor will have a maximum 60% unprotected area.



- Key:
- Protected shaft
 - Protected stair
 - External wall within 1m of boundary
 - External wall approximately 7.5m from 'notional' boundary at the centre of Sidney Street
 - External wall approximately 7.5m from rear boundary
 - Accessible refuge with emergency voice communication (EVC) system

Second floor plan showing fire strategy

4.0 Design

4.9 Noise and Acoustics

4.9.1 External

The building is located just off Oxford Road, and adjacent to the Mancunian way. As such the background external noise levels are high throughout the day and into the evening – at around 55-65dB (see Azymuth Acoustics noise assessment report). This is in contrast with the level expected of an office of around 45-55dB. The installation of a high-quality building fabric – which is air-tight and insulating with high performance windows – will reduce the noise transfer from outside to inside. The installation of a mechanical ventilation system will give users the option of keeping windows shut to keep out noise, whilst maintaining fresh air and reducing overheating risks.

The new building also needs to ensure that it does not adversely affect the neighbouring residential properties. Again, the high-quality building fabric

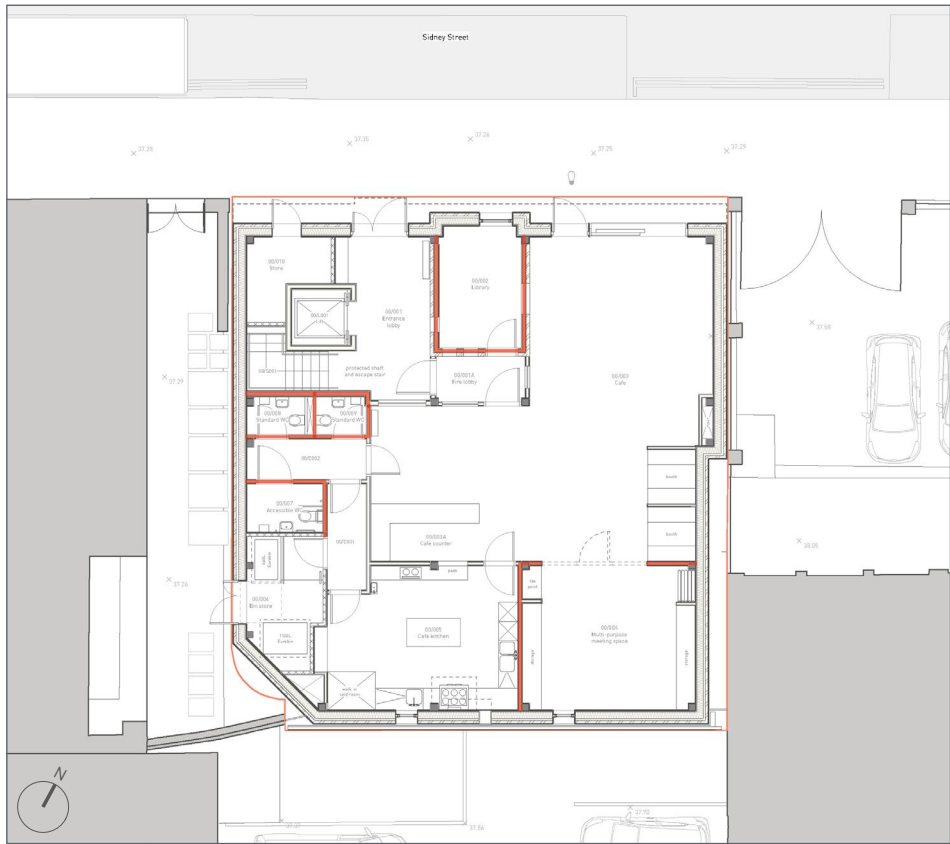
will assist in this. Please refer to the Noise Assessment report by Azymuth Acoustics for details of standards and measurement.

4.9.2 Internal

The use of the building falls between an office building, education building and a community centre. The internal acoustic strategy for the building has therefore been devised in accordance with the design requirements for schools (BB93), which should ensure privacy between rooms and adequate provision of ‘quiet’ spaces for vulnerable building users.

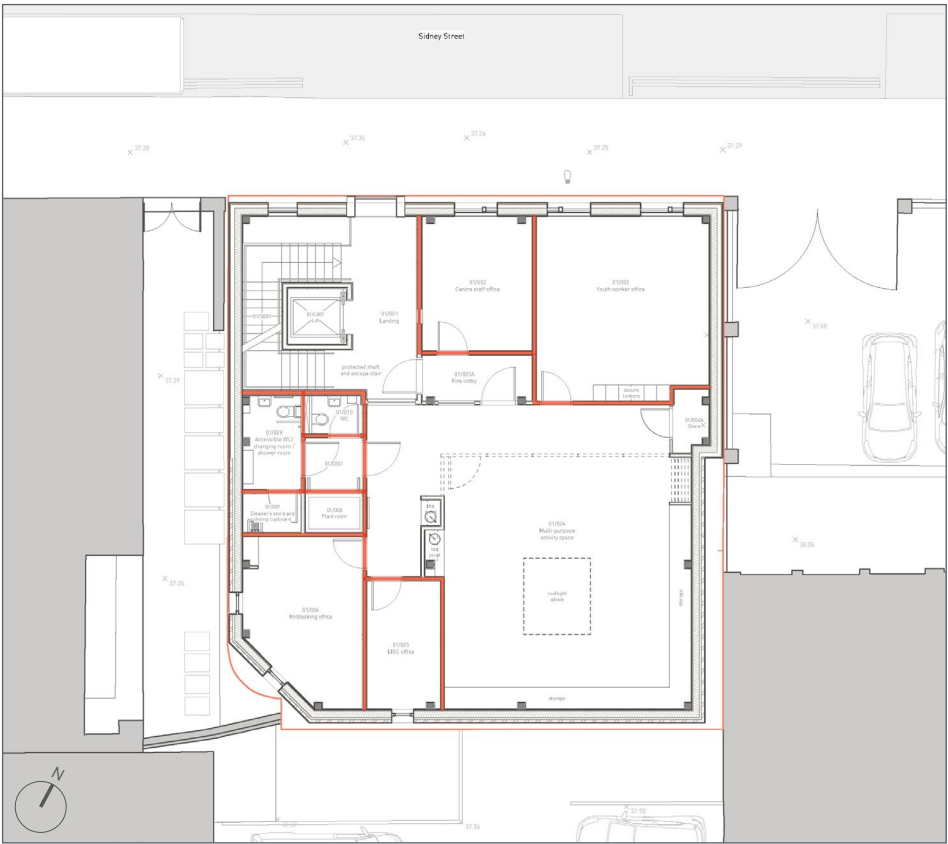
Internal walls generally will achieve 45dB Rw sound insulation (BB93 Table 4a), apart from those highlighted on the drawings below, which are designed to achieve a higher degree of sound insulation for additional privacy. Floors will achieve an impact sound insulation of 65dB (BB93 Table 5).

BS 8233 will act as a code of practice for the sound insulation and noise limits of the LGBT+ Centre, as set out in Azymuth Acoustics Noise Assessment Report, which is included as an appendix to this report.



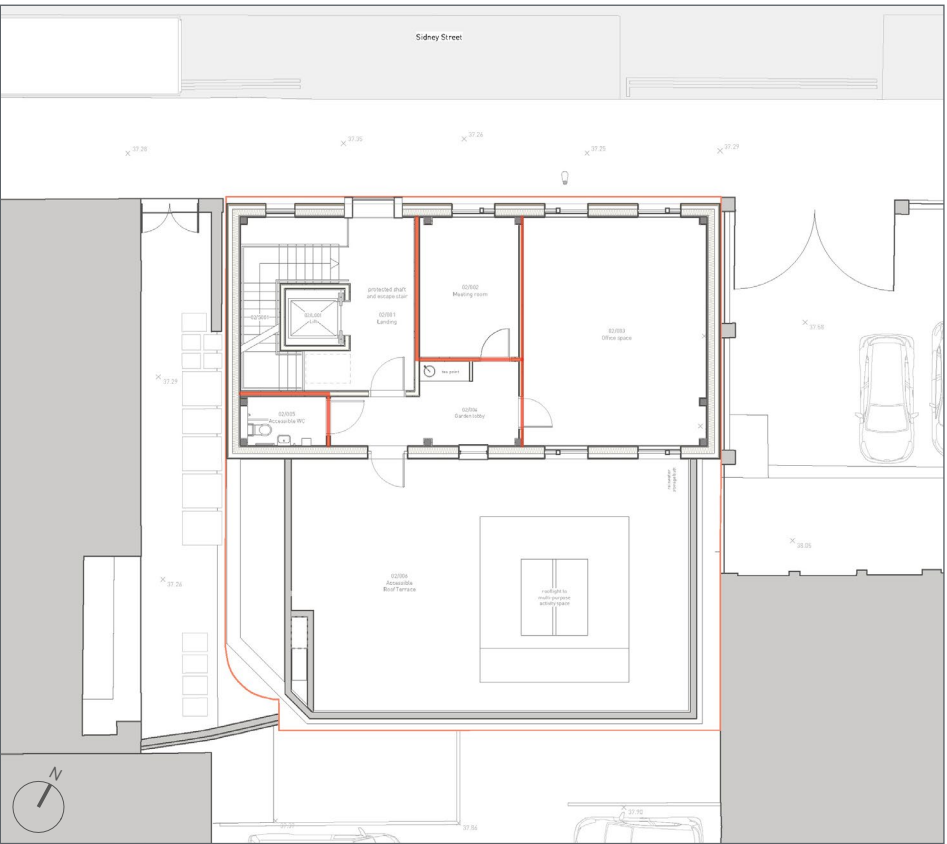
Key: — Acoustically insulated partition - timber stud wall - Rw 56 dB / Rw+ Ctr 48 dB

Ground floor plan showing acoustic strategy



Key: — Acoustically insulated partition - timber stud wall - Rw 56 dB / Rw+ Ctr 48 dB

First floor plan showing acoustic strategy



Key: — Acoustically insulated partition - timber stud wall - Rw 56 dB / Rw+ Ctr 48 dB

Second floor plan showing acoustic strategy

4.10 Cladding

4.10.1 TECU Gold

TECU Gold cladding has been specified for the building following the popularity of gold cladding in the user workshops. This cladding material is a copper-aluminium alloy, with a high abrasion and corrosion resistance, as well as a good stability, rigidity, and durability. The copper element of the alloy is recycled content.

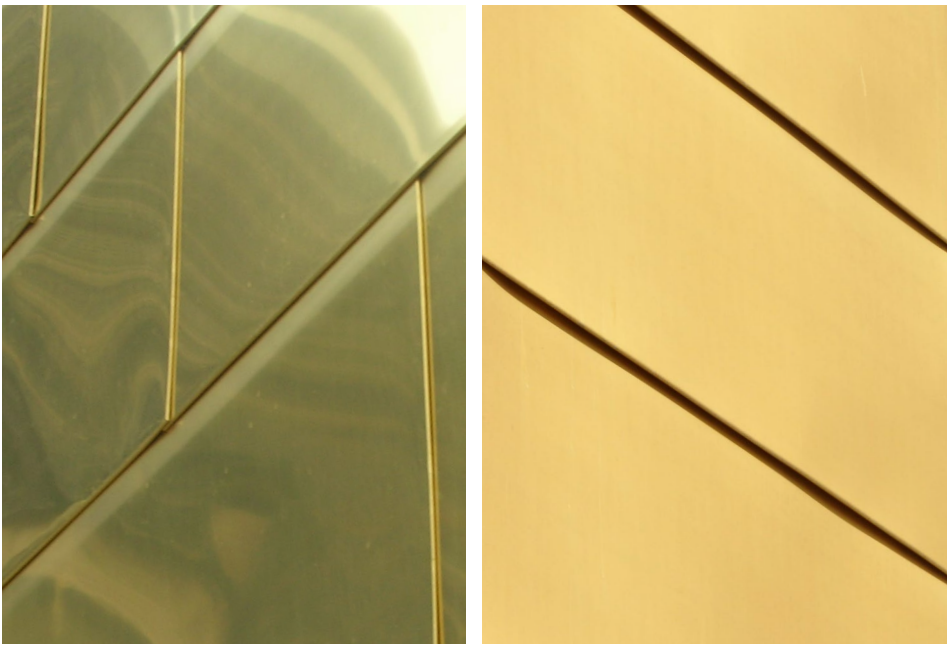
URBED are proposing to use the TECU Gold shingle system, as shown in the visualisation below and the example images on the right. This will follow a vertical pattern as indicated in the elevation, and will include all reveals and cills within the gold sections of facade. All folds and notches will be pre-processed before installation. At junctions and connections to other elements, bevelling, folding and bending are used to create neat and weatherproof details.



Images courtesy of TECU Consulting UK

4.10.2 TECU Gold Weathering

The cladding will be bright and reflective upon installation, but will gradually weather to a warm golden surface, as shown in the two images below. Some variation in weathering may occur within the window reveals and the soffit of the cantilever due to differing levels of exposure to the weather.



Images courtesy of TECU Consulting UK (https://www.flickr.com/photos/tecu_consulting_uk)

5.0 Planning Statement

This planning statement is courtesy of Marc Watterson, Associate at Arup.

5.1 Planning Context

Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990 require that applications for planning permission are determined in accordance with the development plan unless material considerations indicate otherwise.

The NPPF (published July 2018) reconfirms the statutory requirement set out in Section 38(6) relating to the determination of planning applications and also confirms that the NPPF must be taken into account as a material planning consideration in planning decisions (paragraphs 2 and 212).

So that sustainable development is pursued in a positive way, at the heart of the NPPF is a presumption in favour of sustainable development, which is set out in paragraph 11 and that for decision taking means:

- c) approving development proposals that accord with an up-to-date development plan without delay; or
- d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i. the application of policies in this Framework that protect areas of assets of particular importance provides a clear reason for refusing the development proposed; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in this Framework when taken as a whole’.

Paragraph 11(c) and (d) both necessitate consideration of whether any relevant policies comprising the development plan are up to date.

Paragraph 213 of the NPPF states that existing policies (of the development plan) should not be considered out of date simply because they were adopted or made prior to the publication of the NPPF. Due weight should be given to them, according to their degree of consistency with the NPPF (the closer the policies in the plan to the policies in the NPPF, the greater the weight that may be given).

Paragraph 12 of the NPPF confirms that ‘the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. Where a planning application conflicts with an up-to-date development plan..., permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed’.

5.2 Development Plan

Annex 2 of the NPPF sets out a straight forward version of the statutory definition “development plan” which confirms that it includes:

- Adopted local plans;
- Neighbourhood plans that have been made or have been approved at referendum unless the local planning authority has decided that the neighbourhood plan should not be made;
- Published spatial development strategies; and
- Regional strategy policies that remain in force.

In the case of this application, the Development Plan comprises the Core Strategy, Proposals Map and extant Unitary Development Plan policies. In respect of their compliance with the more recent NPPF, in respect to the relevant policies for the determination of this application, they are considered broadly up to date and therefore material in the determination of the application.

The Greater Manchester Spatial Framework is not considered to be sufficiently advanced to be a significant material consideration in the determination of the application and has therefore not been reviewed.

5.2.1 Core Strategy (2012)

At the heart of the Core Strategy is the Core Strategy Vision. This sets out a series of ambitions for the City in 2027, including for Manchester to be:

- A Successful, sustainable and accessible City
- A City that meets the challenge of climate change
- A City with a sustainable health population and a community which both benefits from and drives the city’s productivity upwards
- A City that is defined by excellence in urban design and environmental quality

Its Spatial Principles include Principle SO2, seeking to spread the benefits of the City’s growth to reduce economic, environmental and social disparities

The Core Strategy has set key principles that apply to all development. In relation to the proposed development, Policy SP1 includes the following:

Development in all parts of the City should:-

- create 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 and natural environment.

A wider policy review includes the following key considerations:

Policy CC9 – Design and Heritage, which seeks to ensure that the design of new buildings is of the highest standard in terms of appearance and function. It requires that new development must support the range of uses in the City centre and contribute to a coherent and integrate physical environment.

Policy EN1 – development must follow the seven principles of urban design. The site is located with ‘The Corridor’ Character area which while focused on the major institutions in area the area, allows for innovative and contemporary built form, having regard to the historic context.

Policy EN4 – Developments must follow the principles of the Energy Hierarchy, i.e. to reduce energy requirements through design and technology.

Policy EN6 referring to C02 reduction applies only to buildings over 1.000sqm. (The proposed development is 538.4 sqm floorspace)

Policy DM1 addresses Development Management issues including:

- Siting, layout, sale, form, massing, materials and detail
- Impact on the surrounding area in relation to design, scale and appearance
- Effects on amenity
- Full accessibility
- Community safety
- Designing for health
- Sustainable construction

It is stated that the approach to Development Management is to ensure that new development contributes to the overall aims of the Core Strategy.

The site does not fall within any conservation or other designations or allocations.

The extant UDP policies identify the site as falling within Area 29 (All Saints) under policy RC2, which has a similar focus on educational development with the Higher Education Precinct (as referred to ‘The Corridor’ more recently) but of course focuses on major large scale development and change and associated with the major institutions in the area.

5.3 Policy Analysis

The very basis of achieving sustainable development within the planning system – as set out on the NPPF – relates to opportunities being taken to secure gains across the three different objectives of sustainable development – economic, social and environmental.

Section 8 (especially para 91) of the NPPF is key in supporting decisions that help to achieve healthy, inclusive and safe places. The social aspect of the proposed development is undeniable. The proposed development will deliver a new centre for the young LGBT+ Community in Manchester and beyond. It will be fundamental in allowing The Proud Trust to continue to expand their positive impact and to become a real focus and hub for LGBT+ life for Manchester. At its heart will be the Sidney Street Community Café, providing soft contract, a safe place, support and a sense of belonging. The proposed development has fully considered safety and security and this is reflected in the Crime Impact Statement.

The LGBT+ community is a major part of Manchester life and a key aspect of its economy, community and visitor attractions. Whilst the NPPF in respect of this objective focuses on jobs, growth and innovation, having a diverse population to contribute to achieving this economic growth is key and contributing to, welcoming and inviting such investment will only help to secure that vibrant population diversity.

The environmental credentials of the proposed development are detailed elsewhere within this Design and Access Statement and show how the scheme will contribute to protecting the natural and built environment through its design, use and materials.

By contributing to these three key aspects of Sustainable Development it is also considered that the proposed scheme meets the Core Strategy principles in that the development will contribute to a successful and sustainable City, with a sustainable and healthy population contributing to its productivity in a well-designed and attractive new building.

In particular, the development meets the criteria of policy SP1 through the creation of a new, attractive building with a positive outlook which will make a positive impact upon the local character and a significant improvement on the current condition of the site. The contribution to the diversity of the local community is clear.

The more detailed response to Core Strategy DM1 and indeed section 12 of the NPPF is set out in this Design and Access Statement, as summarised below.

The proposed design has emerged through a process of participatory design and consultation focused initially on staff and users, then extended

to the local community. This has also included the Local Planning Authority and Greater Manchester Police, and feedback has been fully taken into consideration in the progression of the scheme. The design team has also engaged with Manchester Disabled People’s Access Group to ensure that accessibility is meaningfully embedded into the overall design.

In terms of compliance with policies CC9 and EN1 as well as DM1, this process of engagement and ongoing design development has resulted in the proposed scheme, which appropriately responds to the site in terms of its height and scale (3 stories) in relation to the adjoining buildings and wider streetscape. Its strong, loud and proud front elevation will represent a positive use of colour and material and a positive impact on the surrounding area.

As an existing use, any impact on local amenity will not change and in such a busy local environment close to the University and major pedestrian movement routes, increases in access to the building are not considered significant or material. Any amenity issues relating to the use of the café can be addressed through condition if necessary and have been fully considered in the design of the scheme.

Safety for users of the centre has been key and the design teams has worked closely with GMP to address concerns for users and this detail is fully explained elsewhere in this document, explaining how this policy requirement has been met. The design of the scheme has fully embraced sustainable methods of construction and technology, focusing on ‘fabric first’ meeting specific targets using the AECB Buildings Standards (Policy EN4).

5.4 Conclusion

This section of the report considers the overall planning balance and the weight to be afforded to the development plan, the presumption in favour of sustainable development and how that should mean approving development proposals that accord with an update to date development plan without delay.

It is considered that the proposed development is fully policy compliant with the NPPF and up to date development plan as set out, and having fully considered any other material planning considerations, it is concluded that planning permission should be granted without delay.

