



Stretford King Street

Planning Application reference No. 97324/FUL/19
Derby Hall, 20 King Street, Stretford, M32 8AE
submitted on 24th April 2019

Overview

The proposal seeks to convert and refurbish Derby Hall with a residential-led mixed use development.

Ground Floor is to be converted from Use Class A2 (bank) to Use Class B1(a) (office)

The First and Second Floor is to be converted from Use Class A4 (drinking establishment) to Use Class C3(a) (apartments)

The proposal is considered a town centre use and reflects the advice contained within the Core Strategy and the general principle of seeking to improve the vitality and viability of Stretford town centre.

Throughout an extensive pre-application consultation with Trafford Council, there has been no objection in principle to the proposed development.

The proposal is recommended for approval by the case officer.

Objection/Concern

Preservation of a Heritage Asset

The proposal ensures that Derby Hall is preserved.

This is not a proposal to demolish the existing building, rather refurbish and prolong the buildings life through extensive investment.

The building is currently vacant and has been for some time.

The building has suffered as a consequence.

Objection/Concern

Preservation of a Heritage Asset

To the rear, the building has been subjected to a number of obvious physical alterations. The building façade has also suffered from graffiti which undermines the streetscape and quality of the immediate environment.



Objection/Concern

Preservation of a Heritage Asset

Internally the building has been significantly altered over time and is currently partly derelict, with suggestions of vandalism and water ingress due to a lack of maintenance over a significant period of time.



Objection/Concern

Preservation of a Heritage Asset

Principle elevation to the south (King Street).





Existing Front Elevation



Existing Rear Elevation



Proposed Front Elevation



Proposed Rear Elevation

Precedent

Developments completed by the applicant

PRESTON, LANCASHIRE

THE SORTING OFFICE



PRESTON, LANCASHIRE

THE SORTING OFFICE



PRESTON, LANCASHIRE

THE SORTING OFFICE



CHORLEY, LANCASHIRE
PARK HOUSE



CHORLEY, LANCASHIRE
PARK HOUSE



WARRINGTON, CHESHIRE

ST AUSTINS CHAMBERS



WARRINGTON, CHESHIRE

ST AUSTINS CHAMBERS



Objection/Concern

Concerns with overdevelopment and type of accommodation

The key to any new development is commercial viability.

Our approach has been to make the most cost effective and efficient use of the existing building envelope.

Whilst there is a need to achieve an appropriate density to optimise the use of the existing building and, we propose a small vertical extension to the building, however this is certainly not at the expense of good urban design or the quality of the proposal.

The applicant has an outstanding track record with purchasing, converting, refurbishing and the successful letting of vacant buildings and buildings of historic importance.

The following images and/or photographs have been prepared for the same target market as the units at Derby Hall



Computer Generated Imagery - Studio Apartment.



Computer Generated Imagery - 1 Bedroom Apartment.



Computer Generated Imagery - 2 Bedroom Duplex Apartment.



Photograph - 1 Bedroom Apartment - Lounge.



Photograph - 1 Bedroom Apartment - Bedroom.

Objection/Concern

Concerns with lack of car parking

Derby Hall was specifically purchased by the applicant because it is situated within walking distance of all local amenities and with great transport links back to Manchester city centre.

The applicants main business is primarily a 'lettings agency'. As such they have identified a specific need in the marketplace, not just in Trafford, but within all 10 Greater Manchester Boroughs. The precise demographic includes:

Young, financially active professionals, who
May have recently left University, who
Does not wish to go back to live with parents/guardians, who
Wish to retain independence and have a 'lifestyle', within
Easy access, via public transport, to the city centre, who still
Require 'affordable' living accommodation, and
Is not yet in car ownership

Objection/Concern

Concerns with lack of car parking

The precise demographic and target market for Derby Hall do not drive cars.

Statistics show that the number of young professionals who own a car is on the decline.

Statistics show that young professionals prefer to pay off student debt and/or pay for a city centre lifestyle rather than own a car.

This has been proven with recent developments completed by the applicant in Salford, Wigan, Preston, Warrington, Bury, Bolton and many more areas within the Greater Manchester Area .

If the applicant believed that the prospective tenants wanted car parking spaces, then the building would not have been purchased.

Whilst it's acknowledged that a lack of parking does not automatically lead to the use of public transport, it must be accepted that prospective tenants, when viewing this property as a potential place to live will be aware of a lack of car parking availability.

National Planning Policy advice is to reduce the amount of car parking associated with development in order to promote sustainable travel choices.

Objection/Concern

Concerns with noise levels due to change of use

Ground Floor is to be converted from Use Class A2 (bank) to Use Class B1(a) (office).

There is no precedent or evidence that an office building creates more noise than a bank

The First and Second Floor is to be converted from Use Class A4 (drinking establishment) to Use Class C3(a) (apartments).

There is no precedent or any evidence that residents of private apartments create more noise than visitors of a public house.

Objection/Concern

Concerns over disruption due to construction

Draft wording of Condition number 5

No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for: i. the parking of vehicles of site operatives and visitors ii. loading and unloading of plant and materials iii. storage of plant and materials used in constructing the development iv. the erection and maintenance of security hoardings including decorative displays and facilities for public viewing, where appropriate v. wheel washing facilities, including measures for keeping the highway clean vi. measures to control the emission of dust and dirt during construction and measures to prevent noise and vibration to adjacent properties including any piling activity; vii. a scheme for recycling/disposing of waste resulting from demolition and construction works (including asbestos if uncovered) and viii. days and hours of construction activity on site (having regard to the Councils recommended construction hours of operation) and ix. Contact details of site manager to be advertised at the site in case of issues arising.

Reason: To ensure that appropriate details are agreed before works start on site and to minimise disturbance and nuisance to occupiers of nearby properties and users of the highway, having regard to Policy L7 of the Trafford Core Strategy and the National Planning Policy Framework.

Summary

Our approach as architects has been to ensure a sensitively designed redevelopment of the existing building with minor interventions to prevent any adverse physical or visual impact upon the original building.

We believe that this sensitive approach to the redevelopment of Derby Hall will help deliver:

The rejuvenation and an enhancement of King Street.

The rejuvenation and enhancement of the application site when viewed from the service area to the rear and particularly from Kingsway.

An improvement upon self-policing of the surrounding area and an improvement upon the local nearby night-time economy.

An appropriate mix of high quality affordable residential accommodation.

This application proposes a new sustainable use for a currently vacant building in need of refurbishment and regeneration and fully supports the government's goals of sustainability.

An aerial photograph of a city street scene, featuring a large red 'X' overlay on the left side. The street is lined with buildings, including a large, multi-story building with a flat roof and a smaller building with a gabled roof. The word "Questions?" is written in white text on the right side of the image.

Questions?