

Manchester City Council
Planning
PO Box 532
Town Hall
Manchester
M60 2LA

Email	Sarah.myers@cushwake.com
Direct	+44 (0)7795 617265
Mobile	+44 (0)161 455 3740

17th March 2022

Dear Sir/Madam,

Alteration of entrance doors at 1 Spinningfields Square, Manchester, M3 3LY

Please find enclosed a full planning application for consent to alter the entrance doors at 1 Spinningfields Square.

This application has been submitted by Cushman & Wakefield on behalf of Natwest Group via the Planning Portal (ref. PP-11128199).

Application Content

Together with this detailed covering letter, this application is supported by the following documents:

- Completed application form and certificate;
- Drawings:
 - Site Location Plan (ref. RBF62-MLA-XX-XX-DR-A-PL-099);
 - Existing ground floor plan (ref. RBF62-MLA-XX-00-DR-A-PL-001)
 - Existing north elevation (ref. RBF62-MLA-XX-XX-DR-A-PL-101)
 - Existing east elevation (ref. RBF62-MLA-XX-XX-DR-A-PL-102)
 - Existing south elevation (ref. RBF62-MLA-XX-XX-DR-A-PL-103)
 - Proposed north elevation (ref. RBF62-MLA-XX-XX-DR-A-PL-109)
 - Proposed east elevation and ground floor plan (ref. RBF62-MLA-XX-XX-DR-A-PL-110)
 - Proposed south elevation (ref. RBF62-MLA-XX-XX-DR-A-PL-111)

The Site

1 Spinningfields Square comprises a 9 storey building occupied by Natwest. The building comprises commercial uses at the ground floor level with offices above. Natwest are proposing refurbishment works to ensure the building better meets their requirements and to improve its energy efficiency.

The building is located within the Spinningfields area of the City Centre and the Deansgate Conservation Area. The building is not listed but is located close to a number of listed buildings including the John Rylands

Library (Grade I listed) to the north, largely separated by an intervening building; Elliot House (Grade II listed) to the south-east; and 184 and 186 Deansgate (Grade II listed) to the south.

Proposed Development

The proposal comprises the replacement of the existing entrance on the Deansgate elevation of the building, which provides access to the reception area for the office floors above. The current sliding doors will be replaced with a pair of revolving doors. A non-revolving door will be retained to the left hand side for wheelchair users.

The revolving doors will offer better protection against draughts, noise and dust, creating a higher quality environment for Natwest. The reduction in draughts will also improve energy efficiency and revolving doors will ensure the doors are not activated to open unnecessarily by a member of the public walking past outside.

The doors will be of a similar glazed appearance to the existing to be in keeping with the façade.

Please note that this application has been submitted alongside a separate application for the installation of new plant equipment and louvres. The works have been separated into two applications as they relate to different programmes of work within the building, with different timescales and hence the need to ensure any delays with one application does not unduly delay the other.

Planning Assessment

The alteration to the façade to replace the sliding doors with revolving doors will offer energy efficiency improvements as well as improving the quality of the internal environment for Natwest. The proposal is considered to comply with Policies EN8 and DM1 of the Core Strategy.

The building is located in a Conservation Area. Whilst it is not listed, it is located close to Listed Buildings, including the Grade I listed John Rylands library. The doors have been designed to be in keeping with the existing glazed frontage of the building and will be of a high quality. It is not considered that the façade alteration to replace the sliding doors with a pair of revolving doors will result in any adverse impact to the conservation area or setting of nearby Listed Buildings, and the proposal is thus compliant with Policies DC18.1 and DC19.1 of the Unitary Development Plan and Policies CC9 and EN3 of the Core Strategy.

Title plans have been reviewed and it has been confirmed that the footway immediately outside the building is not adopted highway. It is not considered that the revolving doors, which will protrude by c. 1m from the building edge but still beneath the first floor overhang, will present any significant impediment to the flow of pedestrians.

Conclusion

I look forward to receiving confirmation of this application's validation, however if there are any queries or you require any further information to assist in your assessment of the application, please do not hesitate to contact me.

Yours sincerely



A handwritten signature in black ink, appearing to read "Sarah Myers".

Sarah Myers MRTPI

Senior Consultant, Cushman & Wakefield - Planning