



Paul Butler Associates
Planning, Development & Heritage Consultants

Bruntwood Estates Limited

Kings House, Manchester

Planning Statement

28 March 2022

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Members of the Royal Town Planning Institute (RTPI). Recognised by the Institute of Historic Building Conservation (IHBC) as a Historic Environment Service Provider (HESPR).

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1. Introduction

- 1.1 This Planning Statement has been prepared by Paul Butler Associates on behalf of Bruntwood Estates Limited. The statement has been provided in support of an application for Planning Permission for development described as:

‘External works including works to existing entrances, replacement of existing windows including introduction of vents to lightwell windows, reconfiguration of existing plant including creation of plant enclosure, removal of small roof extension and restoration of tiled roof pitch, installation of dry riser panel, installation of façade lighting scheme, installation of 6 rooflights, creation of ground level plant enclosure, and associated works.’

- 1.2 The Kings House building is located at 40-42 King Street West, Manchester. The building is not Listed but is located within the Parsonage Gardens Conservation Area. The intention of the project is primarily to upgrade the specification, amenity, and energy efficiency of the internal office space, create additional facilities within the building’s basement for the office users such as secure cycle parking and associated facilities, whilst respecting and seeking to enhance the historic significance of the building.



Image 1: Kings House, King Street West

- 1.3 The proposals also include works to the building's existing and historic entrances facing King Street West.

Structure of the Statement

- 1.4 In order to provide a clear understanding of the proposed development and its relationship with the surrounding area, this statement includes:

- A description of the application site and surrounding area;
- A review of the application site's planning history;
- An overview of the proposed scheme;
- A review of pre-application discussions;
- A review of the relevant national and local planning policy guidance; and
- An appraisal of the proposed scheme against its planning policy context and relevant planning issues.

- 1.5 Section 5 of this Statement also includes the following:

- A Green and Blue Infrastructure Statement;
- A Disabled Access Statement; and
- Surface Water Drainage Statement.

Supporting Information

- 1.6 The planning application is supported by a series of planning drawings prepared by EPR Architects as well as the following documents:

- Design & Access Statement undertaken by EPR Architects.
- Heritage Statement undertaken by Paul Butler Associates.
- Noise Impact Assessment undertaken by DBX Acoustics.
- Structural Survey prepared by Crown Services.
- External Lighting Statement and plans prepared by Artin.

- Bat Survey prepared by Tyler Grange.
- Energy Statement prepared by Ramboll.
- Ventilation Statement prepared by Ramboll.

2. The Application Site and Surrounding Area

Application Site

- 2.1 Kings House is located within Manchester City Centre and within the Parsonage Gardens Conservation Area. It is a five storey building, currently in office use, and which accommodates two restaurants at street level (San Carlo) and lower ground floor level (Koreana) which are outside of the scope of this application. The site covers an area of 0.15 hectares.



Image 2: Kings House - north and west elevations



Image 3: Kings House – East elevation

- 2.2 Kings House was erected by Mangnall and Littlewoods architects for the Household Stores Association in 1879, with a purpose-built hotel at the western end. Part of the ground floor and all of the upper floors are in office use, but are now vacant and in need of refurbishment and upgrade works. In addition to the internal refurbishment works, the opportunity is being taken to undertake some external works to maintain and enhance the building, which this application is the subject of.



Image 4: View east up King Street West.



Image 5: Kings House – South elevation

Surrounding Area

- 2.3 The building is an island site, occupying the entirety of a street block, with King Street West to the north, Southgate to the east, Back Bridge Street to the south, and Butter Lane to the west. The buildings to the east, south, and west beyond these streets are primarily in use with retail at ground floor level (mostly service accesses with their primary frontages facing Deansgate, Bridge Street, and St Mary's Parsonage respectively), and storage / office uses at upper floor levels. The exception to this is the building to the north of King Street West facing the site (Fraser Building) which is of a pre-fabricated 1960s typology. The building is due to be demolished as part of the broader proposals for the connected Grade II Listed 98-116 Deansgate, commonly known as the Kendals Department Store, but now a House of Fraser. It (Kendals Building) has retail uses at street level with a multi-storey car park above.
- 2.4 The site is within a highly accessible location within the City Centre. Within a few minutes' walk is a wide range of local shops, amenities and services, and leisure facilities. In terms of access by public transport, the site is located within close proximity to a high number of bus stops, tram stops located at Exchange Square, and within walking distance of Manchester Victoria Railway Station.

Planning History

- 2.5 A search of MCC's online planning register has been undertaken, with applications of note set out within the table below:

Address	Application Ref	Description	Decision
42A KING STREET WEST CITY	043866/FU/CITY1/93	Use of premises for reception area and meeting/interview rooms.	Approved 6 Aug 1993
42, King Street West	056791/FO/CITY1/99	Installation of new shopfront.	Approved 2 Sept 1999
Kings House 40 - 42 King Street West Manchester M3 2WY	083649/FO/2007/C1	Retrospective application for Construction of electricity sub-station.	Approved 20 Dec 2007
40-42 King Street West Manchester M3 2WY	087524/FO/2008/C1	Retrospective application for elevational alterations to form new shop front and entrance	Approved 23 Oct 2008
40-42 King Street West Manchester M3 2WY	083532/FO/2007/C1	Provision of disabled access formed within a window area adjacent to main entrance to building	Approved 5 Dec 2008
42 King Street West	071553/FO/2004/C1	Elevational alterations to entrance and windows	Not proceeded with 30 June 2005
40-42 King Street West Manchester M3 2WY	121258/FO/2018	Erection of a refuse storage enclosure to the existing hardstanding on Back Bridge Street.	Approved 13 Dec 2018
40 - 42 King Street West Manchester M3 2WY	112383/FO/2016	Elevational alterations including the replacement of existing window and the installation of canopies at ground floor level.	Approved 13 Sept 2016

- 2.6 The planning history set out above demonstrates the efforts that have been made in recent decades to adapt the building to make it suitable for modern use. Recent planning applications within close proximity to the site which are of note are set out in the table below:

Address	Application Ref	Description	Decision
98-116 Deansgate And 35-47 King Street West Manchester M3 2GQ	129251/FO/2021	Change of use of upper floors and erection of three storey rooftop extension, including plant level, to Kendal Milne building to provide offices on floors 1-9 (Use Class E), together with change of use of ground, lower ground and basement levels of Kendal Milne building to flexible commercial spaces (Use Class E, F2 and /or Sui Generis (Drinking Establishments) and associated elevational alterations and works; Demolition of adjacent Fraser Building and link bridges and erection of 14 storey office building (Use Class E), including plant level, together with associated amenity space and ground and basement floor flexible commercial units (Use Class E, F2 and / or Sui Generis (Drinking Establishments)) and basement areas for cycle storage and plant; Highways landscaping and public realm works, engineering and infrastructure works and other associated works.	Approved 4 June 2021
98-116 Deansgate And 35-47 King Street West Manchester M3 2GQ	129252/LO/2021	LISTED BUILDING CONSENT for internal and external alterations to Kendal Milne building as part of proposals for change of use and three storey rooftop extension to form 9 floors of offices and commercial uses at ground, lower ground and basement levels	Approved 4 June 2021

- 2.7 Whilst there are only two applications of note within close proximity to the site, these are extremely significant – the planning permission and Listed Building Consent relating to the demolition of the Fraser Building which faces the site, and the redevelopment of the Grade II Listed Kendal Milne building. This is to be developed as a mixed-use office and leisure building with a further building being constructed facing the application site. The submitted application proposals are therefore timely and will contribute to the significant improvement to King Street West that this neighbouring development will deliver.

3. The Proposed Scheme

3.1 The project comprises the comprehensive internal refurbishment and reconfiguration to upgrade the office space, facilities, and energy efficiency of the building.

3.2 In order to achieve the applicant's sustainability objectives, and to improve the standard of internal office accommodation and facilities, the proposed works comprise:

- Upgrading windows to double glazing with like for like timber window frames to improve thermal performance.
- The introduction of window vents to the lightwell elevations to accommodate mechanical ventilation improvements.
- The introduction of a façade lighting scheme to help celebrate Kings House prominent facades.
- Roof refurbishment to include re-lining, insulation and reinstating existing slate tiles where possible.
- Roof top plant enclosure and access to accommodate the required mechanical and electrical upgrades.
- The introduction of six conservation rooflights to the west roof.
- Removal of a recent roof extension to the west roof and reinstating the original pitch.
- Removal of existing security wire mesh to replace with more sympathetic internal retractable grilles.
- Building services upgrades to increase electrical applications and to negate the need for the use of fossil fuels.
- Introduction of a dry riser inlet to the King Street West elevation to satisfy the improved fire strategy.
- Cleaning and making good of the existing structure where possible.

3.3 Works are also proposed to the building's main entrances facing King Street West in part to improve accessibility, but also to reinstate and emphasise the building's original entrances.

- 3.4 Combined, the proposed works will enable the applicant to adapt the building so that it meets Bruntwood's sustainability aspirations, secures a high-quality office occupier(s) to the building, enhances the quality of internal spaces and facilities, improves the accessibility into and within the building, and improves its energy efficiency.
- 3.5 The proposed scheme is reviewed in further detail below:
- The refurbishment of the existing office space within the building will contribute towards the supply of high-quality office space within the City.
 - Enhancement works to the building's main entrances, restoring their historic prominence, and creating an arrival-experience befitting of the proposed high quality office space within the building. Through the proposed external works to the entrances, enhancing the building's relationship with King Street West.
 - The removal of existing mesh security screens to windows on the building's south elevation, which currently detract from the appearance of the building.
 - The re-use of the building's currently vacant basement to provide enhanced employee facilities including secure cycle parking, lockers, showers, changing and toilet facilities. This will contribute to employee wellbeing and encourage the use of sustainable modes of transport.
 - Installation of a high quality external façade lighting scheme, with a modern energy-efficient solution which is sympathetic to the building's historic character.
 - The replacement of redundant plant at roof level, and the creation of a plant compound, located so as not to have a significant adverse impact on the building. The installation of more efficient plant, which along with the installation of PV panels, will contribute towards carbon reduction objectives.
- 3.6 The application proposals feed into the overall aim of the project which is for the building to meet a net zero target, to improve the quality of the internal space so that the building meets the expectations of modern occupiers; to improve the aesthetic appeal of the building, enabling it to be more attractive to potential tenants, thereby securing full

occupancy of the office accommodation; as well as having an appearance more fitting of its highly prominent and historic location.

Community Involvement Statement

- 3.7 Pre-application discussions have played an important role in shaping the design of the proposed development. Paragraphs 39 - 46 of the National Planning Policy Framework set out the benefits of early engagement, including consideration of all fundamental planning issues associated with a proposal, which enables timely decisions to be made and reduces costs/delays to the applicant; and, enables agreement on the information required to accompany an application.
- 3.8 A pre-application meeting was held with the Council's planning officer on 25 February 2022. The purpose of the meeting was to discuss the principle of the scheme, the planning issues requiring consideration including the physical works which would affect the building, and to agree the information required to accompany the application.
- 3.9 The meeting had followed a submission being made to the planning officer including a brochure prepared by EPR Architects setting out the context of the building and the proposed scheme. Feedback was received during the meeting, and a note of the meeting issued to the planning officer. The feedback received related to both the Council's expectations in terms of the information that would be required in support of an application, as well as in terms of the impact on the building and Conservation Area. The feedback received has been helpful to EPR Architects in finalising the scheme design.
- 3.10 Due to the location of the site within the central business core of the city, it was not thought necessary to undertake any public consultation. In the event that any issues are raised following the application submission, these can be reviewed and responded to by the team accordingly.

4. Planning Policy Context

- 4.1 Planning policy guidance of relevance to the proposed development, and which provides the context for its assessment, is set out within national and local planning policy guidance.

National Planning Policy Guidance

National Planning Policy Framework (NPPF)

- 4.2 The Revised National Planning Policy Framework (NPPF) was published in July 2021 and sets out the government's planning policies and how these should be applied. The NPPF should be taken into account during the preparation of the development plan, and is also a material consideration in the determination of applications. The Framework identifies the purpose of the planning system to be 'to contribute to the achievement of sustainable development' and that at a very high level, the objective of sustainable development can be summarised as 'meeting the needs of the present without compromising the ability of future generations to meet their own needs'.

Local Planning Policy Guidance

Development Plan for Manchester

- 4.3 The Development Plan for Manchester comprises the following documents:
- Manchester Core Strategy Development Plan Document (July 2012);
 - Saved policies of the Unitary Development Plan for Manchester (July 1995);
 - The Guide to Development in Manchester Supplementary Planning Document and Guidance (April 2007); and
 - Design for Access 2 (December 2003).
- 4.4 Additional local guidance including the City Centre Strategic Plan and Greater Manchester Strategy are also summarised below.

Manchester Core Strategy Development Plan Document (July 2012)

4.5 The Core Strategy, adopted in July 2012, sets out the long term strategic policies for Manchester's future development. Core Strategy objectives and policies of particular relevance to the proposed scheme include:

- Spatial Objective SO1 'Spatial Principles' states that the sustainable development of the City can contribute to halting climate change.
- Spatial Objectives SO2 'Economy' sets out that the Regional Centre will continue to be the main focus for development, to further its role as a main employment location and primary economic driver of the City region.
- Spatial Objective SO6 'Environment' seeks to protect and enhance the natural and built environment of the city, ensure the sustainable use of natural resources, and secure a high standard of design in all development proposals.
- Spatial Objective SO15 'Transport' seeks to improve the physical connectivity of the City, through sustainable and accessible transport networks.
- Spatial Objective SO6 'Environment' seeks to protect and enhance the natural and built environment of the city, ensure the sustainable use of natural resources, and secure a high standard of design in all development proposals.
- Policy SP 1 'Spatial Principles' states that the Regional Centre will be the focus for economic and commercial development, retail, leisure and cultural activity; and, that development should create well-designed places that enhance or create character; protect and enhance the built and natural environment; minimise emissions and reuse previously developed land wherever possible; and, improve access to jobs and open space.
- EC 1 'Employment and Economic Growth in Manchester' states that employment and economic growth will be focussed in the Regional Centre and the established commercial core of the City Region. Between 2010 and 2027 the City Centre will provide 33 hectares of employment land.

- EC 2 'Existing Employment Space' states that the Council will seek to retain and enhance existing employment space and sites.
- EC 3 'The Regional Centre' states that within the Regional Centre development for employment generating uses including offices and other commercial development will be encouraged.
- CC 1 'Primary Economic Development Focus: City Centre and Fringe' states that a range of uses, such as retail and leisure, will be encouraged in the City Centre.
- CC 5 'Transport' states that proposals will be supported that increase the scope for accessible public realm improvements; and, that the Council will seek to ensure that development includes adequate parking provision.
- Policy CC 7 'Mixed Use Development' states that the City Centre presents the most viable opportunities for mixed-use development, and in general these will be promoted as a means of using land as efficiently as possible. A range of uses should be considered for all sites with active ground floor uses promoted in locations which have an established public function.
- CC 9 'Design and Heritage' states that development in the City Centre should preserve or enhance heritage assets including listed buildings and conservation areas.
- CC 10 'A Place for Everyone' states that the City Centre will develop as a location which appeals to a wide range of residents/visitors, including uses that increase diversity of activity and high standards of accessibility to buildings and spaces.
- Policy T 1 'Sustainable Transport' states that the Council will support proposals that deliver a sustainable, high quality, integrated transport system to encourage modal shift away from car travel to public transport, cycling and walking, to support the needs of residents and businesses and to prepare for carbon free modes of transport.
- Policy T 2 'Accessible Areas of Opportunity and Need' seeks to ensure that new development is easily accessible by walking/cycling/public transport; provided with an appropriate level of car parking; and, should have regard to the need for disabled and cycle parking.

- Policy EN 1 'Design Principles and Strategic Character Areas' sets out that opportunities for good design to enhance the overall image of the City should be fully realised. In the City Centre, consideration should be given to the City's heritage; there will be opportunities to create landmark buildings and contribute to the experience at street level.
- Policy EN 3 'Heritage' states that new developments must preserve or enhance the character and setting of areas and buildings of acknowledged importance.
- Policy EN 8 'Adaption to Climate Change' requires that developments are adaptable to climate change in terms of design, layout, siting and function of buildings and external spaces.
- Policy EN 9 'Green Infrastructure' sets out the Council's expectations in terms of the maintenance, enhancement and expansion of green space. Where the benefits of a proposed development are considered to outweigh the loss of an existing element of green infrastructure, the developer will be required to demonstrate how such a loss will be mitigated against.
- Policy EN 15 'Biodiversity and Geological Conservation' states that the Council will seek to maintain or enhance sites of biodiversity value throughout the City.
- Policy EN 19 'Waste' states that developers will be required to submit a waste management plan to demonstrate how the waste management needs of the end user will be met.
- Policy DM 1 'Development Management' sets out various issues that development should have regard to, including: appropriate siting, layout, scale, form, massing, materials and detail; impact on the surrounding areas; effects on amenity; accessibility; community safety and crime prevention; refuse storage and collection; vehicular access and car parking; effects relating to built heritage.

4.6 Policy EN 3 'Heritage' advises that 'Throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre. New

developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains’.

- 4.7 The detailed assessment of the scheme within Section 5 of this Statement confirms that the proposal accords with the above Core Strategy policies, whilst an assessment of the proposed scheme within the context of national and local heritage policy is set out within the enclosed Heritage Statement.

Saved Policies of the Unitary Development Plan (UDP) for the City of Manchester (adopted 1995)

- 4.8 The UDP was superseded by the Core Strategy. However, a number of UDP policies have been ‘saved’. Extant policies contained within the UDP which are relevant to the proposed scheme include:

- Policy DC18 ‘Conservation Areas’ advises that ‘The Council will seek to preserve and enhance the character of its designated conservation areas by carefully considering the following issues:
 - i) the relationship of new structures to neighbouring buildings and spaces;
 - ii) the effect of major changes to the appearance of existing buildings;
 - iv) the effect of signs and advertisements;
 - v) any further guidance on specific areas which has been approved by the Council.
 - e) Development proposals adjacent to Conservation Areas will be granted only where it can be shown that they will not harm the appearance or character of the area. This will include the protection of views into and out of Conservation Areas.’

- Policy DC26 'Development and Noise' aims to minimise the adverse impact of noise on noise-sensitive developments.

4.9 As with the Core Strategy policies, the detailed assessment of the scheme within the planning appraisal sections of this Statement confirms that the proposal accords with the saved UDP policies listed above.

Guide to Development in Manchester Supplementary Planning Document 2007 (SPD)

4.10 This document aims to support and enhance the on-going shaping of the City by providing a set of reasoned principles which will guide developers, designers and residents to the quality of development that is to be encouraged in Manchester. The sections of the guide that have been considered in the development of the proposed scheme include:

- Section 1 'Creating a Sense of Place' aims to encourage the creation of places which are welcoming, inclusive, neighbourly, interesting and attractive.
- Section 2 'Design' provides guidance under 7 key principles recognised as being urban design characteristics which together create successful places.
- Section 3 'Accessibility' sets out design principles that will help to achieve accessible development and makes reference to the guidance document 'Design for Access 2' which provides detailed information on design standards.
- Section 4 'Environmental Standards' considers energy efficiency, the use of renewable energy and water and waste management.
- Section 8 'Community Safety and Crime Prevention' promotes a safer environment.

4.11 The proposed scheme has been designed in accordance with the design guidance outlined within this document.

City Centre Strategic Plan 2015-2018 (March 2016)

4.12 On the 2 March 2016, the City Council's Executive approved the City Centre Strategic Plan which seeks to provide an up-to-date vision for the City Centre within the current

economic and strategic context along with outlining the key priorities for the next few years.

- 4.13 Overall the City Centre plan seeks to 'shape the activity that will ensure that the City Centre continues to consolidate its role as a major economic and cultural asset for Greater Manchester and the north of England'.

Greater Manchester Strategy: Our People, Our Place (2017)

- 4.14 The Greater Manchester Strategy, Our People, Our Place (2017) was written by the ten Greater Manchester authorities, the Mayor, the NHS, transport, the police and the fire service, with help from businesses, voluntary, community and social enterprise organisations, and members of the public. The Strategy covers health, wellbeing, work and jobs, housing, transport, skills, training and economic growth.
- 4.15 The Strategy sets out a vision for Greater Manchester; that its economy is modern and productive, drawing in investment, visitors and talent. Improved economic growth will have given rise to more jobs, reduced inequality, increased inward investment and better business performance. The Strategy identifies 10 'priorities' designed to achieve this vision including the creation of good jobs, with opportunities for people to progress and develop (priority 3); a thriving and productive economy in all parts of Greater Manchester (priority 4); high quality leisure offer for all (priority 7); and healthy lives (priority 9).

Design for Access 2 (2003)

- 4.16 This is the Council's best practice guidance on inclusive design standards. This document has been considered in developing the scheme's design, with regards to internal layout arrangements, and access and manoeuvrability.

5. Planning Appraisal

5.1 Having regard to the relevant planning policy guidance within Section 4, the main material considerations against which the proposed scheme should be considered, and which are discussed in this section, include:

- Sustainable Development: Environmental, Economic and Social Benefits
- Design: Appearance
- Green and Blue Infrastructure Statement
- Highways, Accessibility and Parking
- Access for Disabled People
- Crime and Security Issues
- Potential Impact on Amenity
- Ecology
- Surface Water Drainage Statement

5.2 An assessment of the scheme within the context of national and local heritage policy is set out within the submitted Heritage Statement.

Sustainable Development: Economic, Social and Environmental Benefits

5.3 The key driver of this project has been to take the opportunity presented by a fully vacated office building, to adapt it so that it meets carbon reduction requirements not just of the present day, but for the next 30 years. The necessary works to achieve this are extensive, however these have been designed within the broader context of seeking to ensure that works do not have a significant adverse impact upon the historic interest of the building, and to ensure that the opportunity is also taken to improve the standard of the office accommodation and facilities available to future employees. This design approach results in multiple economic, social, and environmental benefits which are reviewed in further detail below.

Environmental Benefits

‘By 2030, all new buildings and major refurbishments will have at least 40% less embodied carbon with significant upfront carbon reduction, and all new buildings must achieve net zero operational carbon. By 2050, new buildings and major refurbishments will have net zero embodied carbon and all buildings, including existing buildings, must achieve net zero operational carbon’. – Bruntwood Vision.

5.4 As is reflected by the above, Bruntwood have set ambitious but necessary targets to respond to the climate crisis. In order to achieve this, the following works are required, some of which form part of the scope of the submitted planning application:

- Roof refurbishment to include re-lining and insulation with existing slate tiles being reinstated where possible.
- Roof top plant enclosure to accommodate the required mechanical and electrical upgrades.
- Upgrading windows to double glazing with like-for-like timber window frames to improve thermal performance.
- Building services upgrades to increase electrical applications and remove the use of fossil fuels.
- The introduction of window vents to the lightwell elevations to accommodate mechanical ventilation improvements.

5.5 The above package of works will enable Bruntwood to reach its target and to futureproof the building in terms of carbon reduction for the foreseeable future. It is based on the emerging need to not simply focus upon energy loadings, but also to consider the entire lifecycle of the building, from construction, through operation, to end-of-life and beyond. The environmental benefits of this package of works are clear and set out in detail within the submitted Energy Statement prepared by Ramboll. The Energy Statement notes that the historic nature of the building means that there are limits as to what can be achieved, for example its massing, geometry and orientation. Whilst these may contribute to the building’s historic interest, it is a constraint as compared with what can be achieved with a

new building. Therefore, other methods must be considered in terms of driving down the building's carbon footprint.

5.6 The submitted Heritage Statement concludes that the proposed scheme will result in a number of positive and negative impacts on the historic significance of the building. For example, the installation of a plant enclosure will have a minor adverse impact, whilst the proposed works to the building's entrances will have a minor positive impact. The only major adverse impact identified concerns the replacement of the building's single glazed windows, for matching timber double glazed replacements. The replacement of the building's windows will help to reduce the heating, cooling and lighting demands of the building. It is a key element of the overall approach which also includes efficient design (i.e. the installation of improved plant), and the use of on-site renewable energy which comprises the use of heat pumps to heat the building.

5.7 Section 4 of the Energy Statement 'Energy Analysis' compares two scenarios, the first where the proposals are implemented but the windows are not replaced; the second as per the submitted proposals with full window replacement. The environmental benefits associated with the window replacement are clear and stark particularly in relation to heating loads which reduce from 139.2kW to 81.1kW. The proposed scheme would also result in a 62% energy saving and a 56% carbon emission saving as compared with the current baseline.

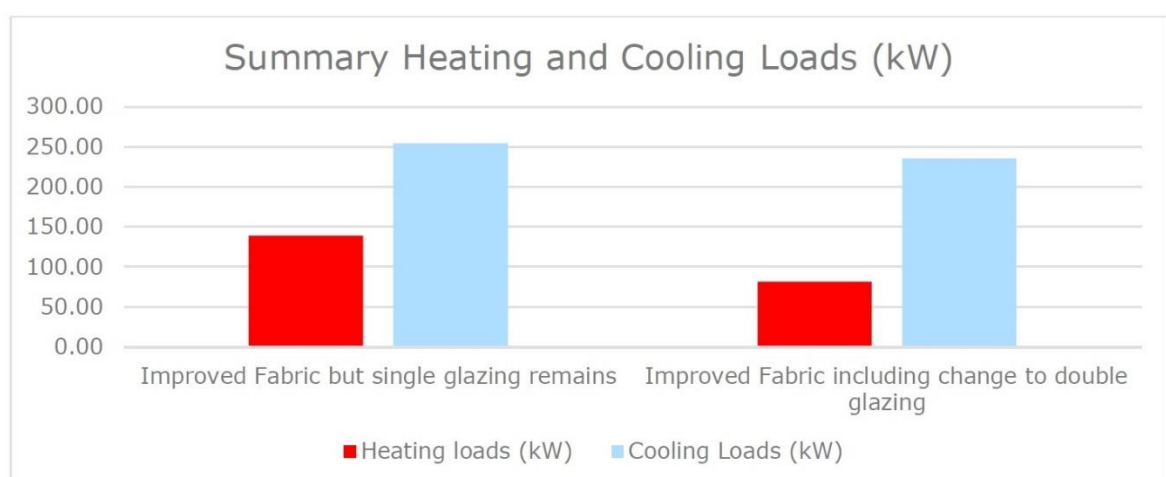


Image 6: Heating and Cooling Loads Analysis from Energy Statement (p16)

- 5.8 The works will enable the operation of a 'mixed mode ventilation' system which ensures that natural ventilation is prioritised, and that mechanical ventilation is only activated to provide ventilation to areas of the building as, when, and where it is needed. Whilst Bruntwood have considered the use of a secondary glazing system (meaning that the historic frames can be retained), their experience on multiple (mostly Listed) buildings where such systems have been installed is that employees either consciously or subconsciously will not open two windows for natural ventilation, and will choose to rely on mechanical ventilation, meaning that the mixed mode approach fails. Furthermore, the historic frames themselves perform poorly with greater heat loss, an issue which would remain if the historic frames were to be retained.
- 5.9 Within the context of the carbon crisis, Bruntwood regard the proposed strategy as 'necessary', rather than simply as a 'benefit'. Bruntwood are also finding that more and more (particularly high-quality) office occupiers have sustainability requirements which exceed current UK building regulations (Part L2B 2013 with 2016 amendments). Securing high quality office occupiers within old buildings as well as new is of great benefit to the City. The re-occupation of this currently vacant office building is also regarded as a significant environmental benefit.
- 5.10 The proposed scheme is therefore in accordance with and exceeds the requirements of policies EN 4 and EN 8 of the Core Strategy and section 4 'Environmental Standards' of the Guide to Development in Manchester SPD. The proposed scheme sets out a strategy of improved fabric performance and increase in the efficiency of the building services which will result in significant carbon reductions and the building meeting Bruntwood's sustainability aspirations.

Economic Benefits

- 5.11 The proposed development will result in a number of economic benefits, during both the construction and operational stages.
- 5.12 In terms of job creation, the proposals have the potential to create temporary and permanent employment. The office space is currently vacant. Its refurbishment will enable it to be reoccupied, resulting in the creation of permanent employment.

- 5.13 The refurbishment of this mostly vacant building, with high quality office space, will contribute positively to the stock of office space within the City Centre, whilst future employees will also utilise nearby shops and services, resulting in further economic benefits.

Social Benefits

- 5.14 The proposals will result in the upgrading and enhancement of an existing established office building within a highly visible part of the City Centre, thereby improving its visual contribution to the surrounding built environment.
- 5.15 Due to the site's highly accessible location, there are multiple amenities on offer within close proximity to the site, whilst the site is accessible by sustainable modes of transport. The proposals will also help to increase temporary and permanent employment, resulting in subsequent social benefits.
- 5.16 The proposals include the use of the basement of the building for employee facilities primarily to encourage the use of cycling and running to work, as a more sustainable method of transport than use of the private motorcar. Facilities will include secure cycle parking, showers, changing rooms (including an accessible changing room), toilets, and a drying room. These facilities will be available for the use of all future office employees, thereby encouraging healthier lifestyles.
- 5.17 In accordance with the provisions of the NPPF, the proposed scheme will contribute to the achievement of sustainable development through the delivery of positive economic, social and environmental benefits; and, will accord with the overarching objectives of Core Strategy policies EN 8, EN 15 and DM 1. The application site's excellent public transport links and the provision of secure cycle storage facilities also ensures that the scheme complies with Core Strategy policy T 2.

Design: Appearance

- 5.18 The proposed scheme includes the enhancement / re-use of the building's historic main entrances, the installation of a façade lighting scheme celebrating the external design of the building during the hours of darkness, the repair of building facades where necessary, and the removal of modern additions which detract from the building such as mesh

security screens to windows and a small roof extension. These works will significantly improve the visual appeal of the building and its contribution to the surrounding townscape. The design will complement other redevelopment and refurbishment plans within the immediate locality particularly the Kendal Milne redevelopment scheme which will see the replacement of the poor quality building to the north.

- 5.19 The scheme therefore accords with CS policies S06, EN 1 and DM 1; and, policies contained within the Guide to Development in Manchester SPD.

Green and Blue Infrastructure Statement

- 5.20 Policy EN 9 'Green Infrastructure' states that the Council will encourage developers to enhance the quality/quantity of green infrastructure, which will include green spaces, green roofs and tree planting.
- 5.21 The application site is almost entirely occupied by built development save for ground level plant and refuse enclosures within the narrow Back Bridge Street. This dictates that there are no opportunities for any ground level planting. With regards to roof level, the site is again constrained, partly due to the historic interest of the building which retains much of its historic roof. It is likely that due to the weight of green roofs and potential capture of water, additional structural steelwork would be required as well as the clear impact on the building's historic roof. This is unlikely to be acceptable due to the subsequent heritage impact on the significance of the building.
- 5.22 The proposed scheme does not adversely affect or result in the loss of any green or blue infrastructure, and in terms of the enhancement or creation of green infrastructure, Policy EN 9 is only applicable where such opportunities exist. The proposed scheme does not therefore conflict with the aims of Policy EN 9 of the Core Strategy.

Highways, Accessibility and Parking

- 5.23 Future office employees will have access to proposed high quality cycle storage facilities, which include showers, changing rooms, toilets and lockers.

- 5.24 The scheme will result in the loss of two of the three car park spaces located on Back Bridge Street in order to accommodate a new plant compound. The removal of car parking provision is regarded as being acceptable based on the City Council's efforts to encourage the use of sustainable transport modes. The removal in car parking capacity will also reduce the number of vehicular movements on surrounding streets, which will assist efforts to make the City Centre a more pedestrian-friendly space.
- 5.25 It should also be noted that the site is extremely well located in terms of accessibility by non-car modes of transport. The site is located within walking distance of Salford Central, Victoria, Deansgate, Oxford Road, and Piccadilly stations, and approximately 600m from St Peter's Square Metrolink Stop. The free Metroshuttle bus (Route 2) also passes nearby on Deansgate. The application is therefore in accordance with Core Strategy Policy T1.

Access for Disabled People

- 5.26 The scheme has been designed in response to the requirements of CS policy DM 1, Section 3 'Accessibility' of the Guide to Development in Manchester SPD, and the City Council document 'Design for Access 2', to ensure that the proposed scheme is inclusive and accessible to all and considers the requirements of disabled persons.
- 5.27 The standards set within 'Design for Access 2' (DfA2) are intended to be used on buildings/projects where MCC are the lead or the client, or the building is owned by the Council. However, the design team were keen to ensure that the scheme was able to meet as many of the standards as practically possible.
- 5.28 The measures that have been incorporated into the scheme to ensure compliance with the standards set out in the DfA2 document include retained level access to the building's main entrance on King Street West. This provides immediate access to a lift which provides access to all floors including the basement, ensuring ease of access for those cycling to work, and for persons of reduced mobility. Internal surface materials will be smooth, easy to maintain and slip resistant. DDA compliant toilets will be installed at all floors.
- 5.29 The proposed scheme is therefore in accordance with Core Strategy Policies CC5, CC10, and T2.

Crime and Security Issues

- 5.30 Due to the proposed use of the building not changing, it was agreed that a Crime Impact Statement would not be required, with any queries from Greater Manchester Police's Design for Security Team to be responded to once the application has been submitted.
- 5.31 The proposed development will generate activity in the building. The enhanced and reinstated main entrances to the building are located on King Street West where they are well overlooked. The proposed scheme also includes measures such as the replacement of external mesh security screens to some windows, with internal shutters which results in visual benefits, whilst continuing to ensure the security of the building.
- 5.32 From a crime and security perspective, the scheme complies with the provisions of the NPPF, Core Strategy Policy DM 1, and Section 8 'Community Safety and Crime Prevention' of the Guide to Development in Manchester SPD.

Potential Impact on Amenity

- 5.33 The site is located within the heart of the City Centre which is characterised by a mix of uses including offices, leisure, food and drink and residential uses. This mix of uses makes the area a dynamic and attractive location to live and work, helping to provide activity throughout the day and evening. In terms of amenity the key considerations relate to the installation of replacement plant to a new enclosure at roof level. The impact of such plant on the amenity of nearby residents requires assessment.
- 5.34 DBX Acoustic Consultants were commissioned by the applicant to assess the suitability of proposed plant, and to undertake an assessment to ensure that the proposed plant would not adversely impact upon the amenity of nearby sensitive receptors. DBX set out its findings in a Noise Impact Assessment which is submitted in support of the application.
- 5.35 In relation to proposed plant, the assessment identifies the nearest sensitive receptor as being flats and offices facing out on to Back Bridge Street. The assessment concludes that the proposed plant should be capable of achieving the proposed environmental noise criteria. It sets plant noise limits which accord with Manchester City Council's requirements, which are regarded not to be onerous. Further assessment can take place once plant

details are known. The assessment concludes that noise impact should not be a limiting factor in the determination of any planning application.

- 5.36 A Ventilation Statement has been prepared by Ramboll. This notes that the design and installation of ventilation systems will be compliant with current building regulations, and summarises the systems which will be in place for the office areas, the changing areas, cycle stores, and for plant rooms. The mechanical ventilation with heat recovery units will be selected for low energy consumption and high efficiency heat recovery.
- 5.37 The proposed scheme will not have a detrimental impact on the amenity of existing residents or businesses, and as such it accords with Core Strategy policy DM 1, saved UDP policy DC26 and the Guide to Development in Manchester SPD.

Ecology

- 5.38 The application proposals include various works to the building's roof including its relining, installation of insulation, the removal of a small extension, and the addition of a roof plant compound. The proposals also include extending the fourth floor office space into what is currently a loft with the addition of six rooflights, improving the quality of office accommodation at this level. There is therefore the potential for bats to be affected, and so a Preliminary Bat Roost Assessment Report has been prepared by Tyler Grange ecologists.
- 5.39 A Preliminary Roost Assessment was undertaken. This found that the building has negligible potential to support roosting bats. No direct evidence (i.e. droppings) was found to suggest the presence of roosting bats at the time of survey. The Assessment concluded that no further nocturnal emergence/re-entry surveys would be required, but proposed mitigation in the unlikely event of an undiscovered roost.
- 5.40 The proposed scheme will not have a detrimental ecological impact and is therefore in accordance with Core Strategy Policy EN15.

Surface Water Drainage Statement

- 5.41 The Environment Agency's Flood Map confirms that the application site is not located in an area that is susceptible to flooding. The proposed scheme includes the re-use of existing internal spaces. Surface water drainage from the building will be unaffected as the proposed works will not create any increased hard surfacing. The current rainwater goods will be retained and improved but essentially remain as existing.
- 5.42 There is no increase in impermeable area as a result of the development. In critical storm conditions, the building's surface water outflow will have no impact on the drainage systems in the area. The proposals will not increase the flood risk to the surrounding areas, nor will the site be at risk of flooding, and is therefore in accordance with Core Strategy Policy EN8.

6. Conclusion

6.1 The proposed scheme will provide a series of benefits that will have a significant positive impact on the existing building, the surrounding streetscene, and the local economy. The proposal includes:

- The refurbishment of an existing office building, providing additional facilities for office employees at basement level, and undertaking internal and external improvement works which will enhance the building's visual contribution to this part of the City Centre, whilst also making it attractive to high quality office occupiers.
- The reuse of currently vacant floorspace, leading to the creation of new jobs both within the office spaces, and creating further employment during the construction stage of the project.
- The necessary replacement of the building's windows with like-for-like double glazed timber frames. Alongside other elements of the sustainability strategy, these works will enable the building to achieve net zero carbon, ensuring it can continue to be sustainable for decades to come.
- The re-use of a building in a highly sustainable and accessible location, with these benefits contributing significantly to the viable and sustainable regeneration of the broader area, including the adjacent Kendal Milne development.
- Through undertaking enhancement works to the building's main entrances on King Street West, the proposed scheme will significantly improve the relationship between the building and King Street West, creating a focal point fitting of its prominent location and the historic significance of the building.
- The installation of a façade lighting scheme, and other works which will improve the environmental performance of the building including replacement plant and air source pumps.

- Securing direct investment into the City through the provision of jobs during the refurbishment and construction stage and the creation of additional employment associated with the office space once operational.
- The encouragement of further investment into this key location within Manchester City Centre.

6.2 In addition, a series of reports have been commissioned in support of the application which confirm that the development will not have an impact on the amenity of nearby residents/businesses and will have a positive impact in minimising the potential for crime. A Heritage Statement is also submitted which confirms that the impact of the proposed works on the significance and setting of this non-designated heritage asset are acceptable, and the scheme will not have a detrimental impact on the setting of nearby heritage assets, or the character of the Parsonage Gardens Conservation Area.

6.3 As a result, the proposed scheme fully accords with national and local planning policy guidance. Paul Butler Associates are pleased to submit this application for planning permission on behalf of Bruntwood Estates Limited and look forward to working with Manchester City Council in progressing the application through to a positive determination.