

15 March 2022

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

FAO Angela Leckie

Dear Angela

Old Bank Building, NOMA

Application for Listed Building Consent for the covering on East Facade

On behalf of the Applicant, NOMA (GP) Ltd, please find enclosed an application for Listed Building Consent for a temporary waterproof covering of the gable end of the eastern façade of Old Bank Building on Hanover Street, in Manchester City Centre.

The gable end was exposed as part of the demolition of Redfern Annex in 2014, which was approved under LPA Ref. No: 103855/LO/2013/C1 in December 2013. As part of these works a waterproof visqueen was affixed to the gable end, which needs to be replaced. This application therefore seeks to attain consent for a new Tyvek type breathable vapour barrier to be affixed in its place, covered by timber battens. This will be entirely covered by timber cladding, improving the aesthetic appearance of this part of the Gable End in comparison to the existing covering.

The description of development as set out in the application forms is as follows:

Listed Building Consent for the covering up of exposed facade to Old Bank Building with breathable membrane on timber battens, covered by timber cladding, as a temporary weatherproofing measure.

Introduction

Old Bank Building is located on Corporation Street, and is bound by Hanover Street to the south and Sadler's Yard to the west. Old Bank Building is currently partially adjoined at ground level and on the fifth floor to the adjacent Grade II listed New Century House to the north. The Eastern elevation overlooks Sadler's Yard, a public square located at the heart of the NOMA regeneration area, Redfern Street to the east, Hanover Street to the south and the rear of Old Bank Building to the west within Manchester City Centre. The square is bounded by several Listed Buildings: Old Bank Building; Hanover Building, Redfern Building and New Century Hall.

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In recent years, Sadler's Yard has seen a significantly improved public realm scheme as approved under Planning Application Reference: 105522/FO/2014/C2. Permission for Old Bank Building to be refurbished and extended for office use has been secured under Planning Permission Ref. No: 127464/FO/202 and Listed Building Consent Ref. No: 127465/LO/2020, both approved in October 2020.

Demolition works have already taken place under consent 103855/LO/2013/C1 approved December 2013 which removed the previous Redfern Annex, however this exposed masonry that had potential to be damaged by weather. As part of these works a waterproof visqueen was affixed to the gable end, however this has decayed in appearance in subsequent years, detracting from the appearance of both the listed building and the adjacent Sadler's Yard public realm. On this basis consent is sought for a replacement covering.

Strategic Context

Both Old Bank Building and Sadler's Yard form part of a wider NOMA Strategic Regeneration Framework area. NOMA is underpinned by a Strategic Regeneration Framework and Masterplan originally endorsed by Manchester City Council in 2009, updated in 2010 and most recently in September 2015. These documents set out a commitment to create a commercially-led, mixed-use destination at the northern gateway to the City Centre, covering an area of approximately 20 acres.

A key ambition for NOMA is that it contributes towards the emerging innovation district now growing around the newly formed public square known as Sadler's Yard and accommodate a wide range of requirements in this sector from small enterprise start-ups to fully fledged Grade A offices for mature high-value businesses. A key part of this is the placemaking strategy centred on improving the pedestrian experience of the historic estate.

National Planning Policy

At a national level the NPPF provides guidance for development with the 'golden thread' running throughout the document being the presumption in favour of sustainable development and also supporting proposals in accordance with an up-to-date Development Plan as demonstrated below.

Paragraph 185 of the NPPF states that in determining applications, Local Planning Authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

Paragraph 192 also advises that in the determining applications, Local Planning Authorities should take account of the desirability of new development making a positive contribution to local character and distinctiveness. Whilst attaching directly to the original fabric of Old Bank, the proposal will make no permanent change or negatively affect the building's special interest. The proposals are temporary and unfixed, and therefore will not permanently impact upon the character or appearance of the Building or Conservation Area.

Local Planning Policy

Manchester Core Strategy

The Manchester Core Strategy was adopted in July 2012 and is the key, overarching Development Plan Document. The Core Strategy has replaced significant elements of the Manchester Unitary Development Plan as the document that sets out the long term strategic policies for Manchester's future development and forms the framework against which planning applications will be assessed.

The Core Strategy identifies broad development requirements and spatial locations for delivering new development over the plan-period. In particular, it identifies an opportunity for the city centre as a major economic driver and centre of employment. Of particular relevance:

- Policy SP1 notes development in all parts of the City should make a positive contribution to neighbourhoods of choice, including creating well designed places that enhance or create character, and that protect and enhance the built and natural environment.
- Policy CC9 notes Development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments.

Unitary Development Plan

The Unitary Development Plan was adopted in July 1995. Coinciding with the adoption of the Core Strategy in 2012 significant proportions of the UDP have been replaced, however, a number of policies were saved on 11 July 2012 and remain extant. Saved policies relevant to this application are noted below.

- Policy DC19.1 Listed Buildings: In determining applications for listed building consent or planning applications for development involving or having an impact on buildings of Special Architectural or Historic Interest, the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings and to protecting their general setting.
- Policy DC18.1 Conservation Areas: The Council will give particularly careful consideration to development proposals within Conservation Areas. The Council will seek to preserve and enhance the character of its designated conservation areas by carefully considering the following issues which relate to this application and include: the effect of major changes to the appearance of existing buildings; and the effect of signs and advertisements.

Planning Appraisal

Overview of the Proposals

The existing visqueen covering and battens will be removed from the gable end wall. The new replacement covering will be a layer of Tyvek type breathable vapour barrier, affixed to the existing wall of Old Bank through use of timber battens. These will be carefully affixed by hand the fixings located in mortar between bricks to ensure minimal impact to the original fabric of the building.

This membrane will be fully covered by a layer of larch timber cladding, which is in keeping with the materiality adjacent Sadler's Cat public house, forming a cohesive appearance to Sadler's Yard. Timber capping to the top will shed water away from the existing masonry.

Heritage

The covering will be directly attached to the Grade II Listed Old Bank Building. In addition, the building falls within the Shudehill Conservation Area and within close proximity to a number of other Grade II Listed Buildings, including the Hanover Building, and New Century Hall.

The design and appearance of the timber cladding is sensitive to its historic context. The simple appearance provides an appropriate addition to the area which makes minimal intervention to, and therefore preserves the character and appearance of the building and conservation area. It is considered that the importance of protecting the exposed wall of Old Bank Building, protecting it from weather and any destruction or decay outweighs the minor impact this covering will have on the building. The proposed covering will cover the same surface area as the existing, but it is considered that this will be a significant aesthetic improvement on the existing visible visqueen, detracting from the appearance of both the building, and the conservation area.

It is also considered that as the covering is temporary and has been designed specifically to be easily removeable, that any perceived impact on the historic environment would only be temporary in nature.

Maintenance

Any physical / structural damage would be repaired by the original fabricator (Standard Practice) as instructed by NOMA Estate.

It is expected that the gable end covering will be in place for only 2-3 years, therefore it is considered that required maintenance is likely to be minimal. However, any material or aesthetic damage would be rectified by the on-site team (Standard Practice) as part of the ongoing contract for placemaking, events and community engagement on site they hold with NOMA.

Summary

This application seeks Listed Planning Consent for the renewing the use of a temporary covering to the eastern elevation of Old Bank Building.

The documents which are resubmitted in support of this application, demonstrate that the proposals have been tested against relevant local and national planning policy and all previous recommendations have been considered and implemented in the completed scheme. It is therefore considered that the proposed covering complies with relevant planning and policy guidance.

The proposals are supported by planning policy at national and local levels and as such merit the support of the Local Planning Authority and the granting of Planning Permission.

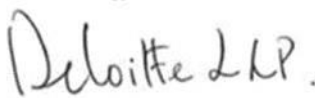
This application has been submitted via the Planning Portal (Ref PP-11109512) and comprises the following supporting documents:

- Completed Application Form and Cover Letter;

- Elevation/ Detail Drawing (6277-SK-075);
- Method Statement prepared by CEB Services Ltd.

Should you have any questions or require additional information, please contact me on the details provided or contact my colleagues Eithne FitzGerald (eithnefitzgerald@deloitte.co.uk / +44 161 455 6963), or Frances Hampson (fhampson@deloitte.co.uk / +44 161 455 6766)

Yours sincerely

A handwritten signature in dark ink that reads "Deloitte LLP." The signature is written in a cursive, slightly stylized font.

Deloitte LLP