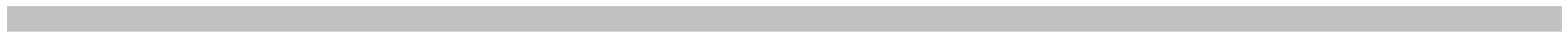


DESIGN AND ACCESS STATEMENT

Second Floor
The Chancery – 58 Spring Gardens
Manchester
M2 1EW



1.0 INTRODUCTION

2.0 SITE ANALYSIS & CONTEXT

3.0 PLANNING POLICY FRAMEWORK

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5.0 SUMMARY

1.0 INTRODUCTION

Application

This Design and Access statement has been prepared to accompany a Listed Building Consent Application for the proposed works at Second Floor or The Chancery, 58 Spring Gardens, Manchester, M2 1EW.

This application is supported by the following documents:

- Application Form
- Cover letter
- Existing and proposed drawings
- Existing photographs

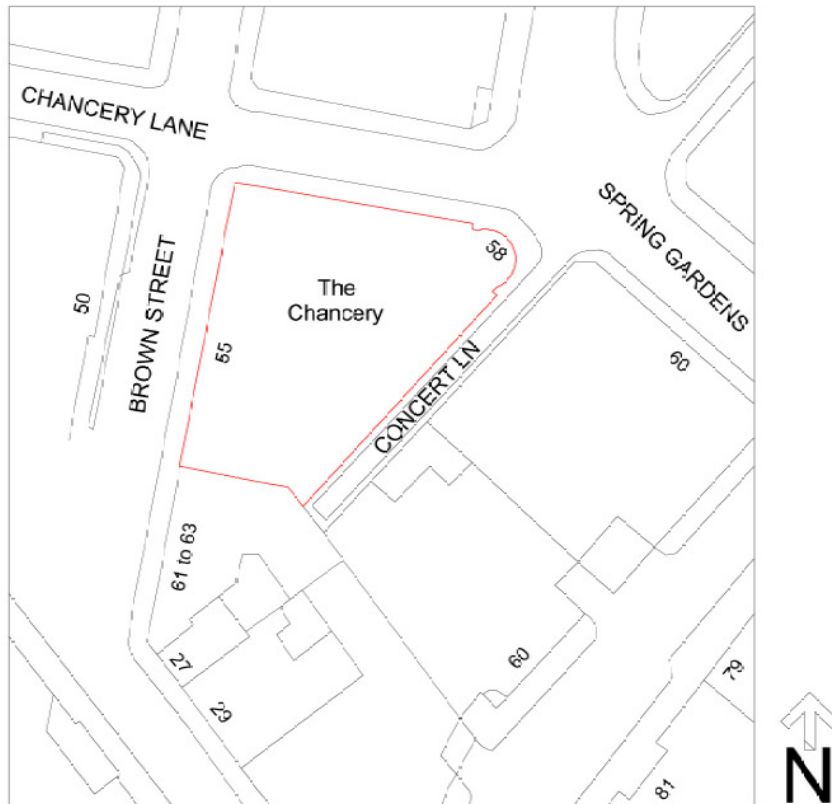
2.0 SITE ANALYSIS & CONTEXT

The Site

Located on 58 Spring Gardens-Manchester, the application site comprises a five-storey building. The application affects the Second Floor of the Grade II listed building, The Chancery. The site is within the Upper King Street Conservation Area.

The building comprises part of the Grade II listed Chancery Chambers, List UID: 1197810, which also consists of 1 Chancery Lane and 55 Brown Street. The List Entry is enclosed at Appendix II. The building is currently used as offices following a recent internal alteration.

The Chancery is situated in a prominent location fronting Spring Garden, in the heart of Manchester City Centre. The building is delimited to the North by Chancery Lane, to the West by Brown Street, to the South by Booth Street and to the East by Concert Lane.



Planning History

- Change of use of 2nd floor from office (Use Class E) to Consulate (Sui Generis) The Chancery 58 Spring Gardens Manchester M2 1EW Ref. No: 128838/FO/2020 | Validated: Wed 09 Dec 2020 | Status: Decided
 - Listed building consent for installation of 2no. flag poles (associated full planning permission application ref. 128086/FO/2020) The Chancery 58 Spring Gardens Manchester M2 1EW Ref. No: 128087/LO/2020 | Validated: Thu 08 Oct 2020 | Status: Decided
 - Installation of 2no. flag poles (associated listed building consent application ref. 128087/LO/2020) The Chancery 58 Spring Gardens Manchester M2 1EW Ref. No: 128086/FO/2020 | Validated: Thu 08 Oct 2020 | Status: Decided
 - Change of use from office (Use Class B1) to Consulate (Sui Generis) including associated external alterations comprising new ground floor external access, plaque and crest and erection of a flag pole (associated listed building consent application ref. 127203/LO/2020) The Chancery 58 Spring Gardens Manchester M2 1EW Ref. No: 127202/FO/2020 | Validated: Fri 31 Jul 2020 | Status: Decided
 - Listed building consent for internal and external alterations to facilitate the associated change of use from Office to Consulate comprising new external ground floor access including plaque, crest and erection of flag pole, and various internal works and refurbishments including new ramp, subdivisions and other associated fit out (associated planning application ref. 127202/FO/2020) The Chancery 58 Spring Gardens Manchester M2 1EW Ref. No: 127203/LO/2020 | Validated: Fri 31 Jul 2020 | Status: Decided
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- LISTED BUILDING CONSENT for external and internal alterations to entrance and reception area, including new door, cladding to entrance canopy fascia, painting of window frames, removal of non-structural columns, and associated internal refurbishment works. The Chancery 58 Spring Gardens Manchester M2 1EW Ref. No: 112032/LO/2016/C1 | Validated: Thu 19 May 2016 | Status: Decided
- External and internal alterations to entrance and reception area, including new door, cladding to entrance canopy fascia, painting of window frames, removal of non-structural columns, and associated internal refurbishment works. The Chancery 58 Spring Gardens Manchester M2 1EW Ref. No: 112031/FO/2016/C1 | Validated: Thu 19 May 2016 | Status: Decided
- LISTED BUILDING CONSENT Installation of new entrance, replacement lighting and associated

external alterations The Chancery 58 Spring Gardens Manchester M2 1EW Ref. No: 080171/LO/2006/C1 | Validated: Mon 06 Nov 2006 | Status: Decided

- LISTED BUILDING CONSENT Erection of 3 No. 1.3m antennae onside 3 No. mock flues, 1 No. equipment cabin and related ancillary equipment The Chancery, 58, Spring Gardens, City Ref. No: 066255/LO/CITY1/02 | Validated: Tue 01 Oct 2002 | Status: Decided
- LISTED BUILDING CONSENT Alterations in connection with proposed change of use The Chancery, Spring Gardens, City Ref. No: 055214/LO/CITY1/98 | Validated: Tue 15 Sep 1998 | Status: Decided

3.0 RELEVANT PLANNING POLICY FRAMEWORK

Manchester Core Strategy

- **Policy EC3**

The Regional Centre Within the Regional Centre development for employment generating uses including offices and other commercial development will be encouraged. Office developments will be appropriate providing that:

- They are in locations which are well connected by sustainable transport to both the City Centre and residential areas, and
- The scale and type of office development does not undermine delivery of employment space within the City Centre. The Regional Centre is an appropriate location for large scale leisure uses, for which City Centre sites are unsuitable.

- **Policy CC 1**

Primary Economic Development Focus: City Centre and Fringe The City Centre is a strategic economic location and focus of employment growth in the City and City Region.

The City Centre is expected to accommodate 33ha and the City Centre Fringe 25ha of office or similar employment development. Within the City Centre and the fringe a variety of high-quality accommodation types, sizes and foot-plates will be encouraged to boost investment by local, national and international businesses. The City Centre and fringe will be considered a suitable location for the consideration of high-density buildings and commercially led mixed use scheme

- **Policy CC9**

Design and Heritage Design of new buildings will need to be of the highest standard in terms of appearance and function. The standards and guidance explained in other LDF policies should be the basis for the approach to design, with particular attention to be given to the City Centre context and character. 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. The Council will support high density and mixed-use development in the City

Centre, but developers must recognise the specific design challenges that must be overcome to ensure complementarity of function and form. New development must support the range of uses the Council expects in the City Centre and contribute to a coherent and integrated physical environment.

- **Policy EN 3**

Heritage 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. Proposals which enable the re-use of heritage assets will be encouraged where they are

considered consistent with the significance of the heritage asset.

- **Policy T2**

The Council will actively manage the pattern of development to ensure that new development: - Is located to ensure good access to the City's main economic drivers, including the Regional Centre, the Oxford Road Universities and Hospitals and the Airport and to ensure good national and international connections Is easily accessible by walking, cycling and public transport; connecting residents to jobs, centres, health, leisure, open space and educational opportunities. Particular priority will be given to providing all residents access to strategic employment sites including

UNITARY DEVELOPMENT PLAN (UDP)

The Unitary Development Plan for the City of Manchester (the UDP) was adopted by the Council on 21 July 1995 as the statutory document which set out guidelines for all development in

Manchester and provided a framework from which to base decisions about planning applications

- **RC20 Area 7 The Financial Core**

This relatively homogeneous area is the heart of the regional centre office market. High quality buildings both new and old and a concentration of major financial agencies and institutions predominate. Much of the area is in the King Street Conservation Area and a substantial proportion of the older buildings are listed. Recent development interest has swung noticeably towards refurbishment and with the degree of security now offered to important older premises there is likely to be only limited scope for further redevelopments in the area. The western boundary of the area is formed by Cross Street, an important access route for both pedestrians and vehicles, and the southern boundary by Princess Street, an important route for movement in and around the City Centre. (See also Areas 6 and 24). In view of the area's importance as a major source of employment and its vital contribution to the regional role of the City Centre, the prime consideration here will be to sustain the existing level and character of activity. Particular encouragement will be given to further refurbishment for office use.

The maintenance of a high level of activity in the Financial Core is not simply a local concern but a main aim of the Plan and its office policies generally. This will therefore be a major consideration in determining the acceptability of proposals for office development elsewhere in the City Centre. With little scope for physical change within the area itself, the measures most relevant to progressing this aim, notably improving the availability of convenient short-stay parking and enhancing the City Centre environment generally, will mainly have to be progressed elsewhere, although where there is opportunity for improvement of both these components by better management of the space between buildings within the area, this will be taken up. Where appropriate opportunities arise, a more lively and interesting street scene will also be sought by, for example, the introduction of an active ground floor use or by a sensitive approach to the design of frontages. Such measures are especially appropriate on Fountain Street with its substantial pedestrian flows. Indeed this street may also offer scope for environmental improvements although these must not undermine its important role as an access route. Upper King Street too may offer scope for both environmental improvements and marginally

increased on-street car parking although here again its essential access role must not be prejudiced by such measures.

- 18. CONSERVATION AREAS

DC18.1 The Council will give particularly careful consideration to development proposals within Conservation Areas. a. 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; iii) the desirability of retaining existing features, such as boundary walls, gardens, trees, (including street trees); iv) the effect of signs and advertisements; v) any further guidance on specific areas which has been approved by the Council. b. The Council will not normally grant outline planning permission for development within Conservation Areas. c. Consent to demolish a building in a conservation area will be granted only where it can be shown that it is wholly beyond repair, incapable of reasonably beneficial use, or where its removal or replacement would benefit the appearance or character of the area. d. Where

demolition is to be followed by redevelopment, demolition will be permitted only where there are approved detailed plans for that redevelopment and where the Council has been furnished with evidence that the development will be undertaken. 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.

- 19. LISTED BUILDINGS DC

19.1 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. In giving effect to this policy, the Council will: a. not grant Listed building consent for the demolition of a listed building other than in the most exceptional circumstances, and in any case, not unless it is satisfied that every possible effort has been made to continue the present use or to find a suitable alternative use; b. not permit a change of use of a listed

building, where it would have a detrimental effect on the character or appearance of the building; c. not permit any external or internal alteration or addition to a Listed building where, in its opinion, there would be an adverse effect on its architectural or historic character; d. seek to preserve and enhance the settings of listed buildings by appropriate control over the design of new development in their vicinity, control over the use of adjacent land, and where appropriate, by the preservation of trees and landscape features; e. permit demolition only where there are approved detailed plans for redevelopment and where there is evidence of a firm building contract; f. not permit alterations to a listed building which would prevent the future use of any part of the building, in particular upper floors or basements, or where poor maintenance is likely to result.

NATIONAL PLANNING POLICY FRAMEWORK (2021)

- 16. Conserving and enhancing the historic environment

192 . Local planning authorities should maintain or have access to a historic environment record. This should contain up-to-date evidence about the historic environment in their area and be used

to: a) assess the significance of heritage assets and the contribution they make to their environment; and b) predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be discovered in the future

196. Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.

200. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of: a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional; b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

4.0 DESIGN STATEMENT

Use and Amount

The proposed office will be used by the Consulate of Italy for their Manchester Consular office. An application for the change of use has been granted on the 12th May 2021 (Reference 128838/FO/2020) - Change of use of 2nd floor from office (Use Class E) to Consulate (Sui Generis)

The site is at the Second floor of The Chancery, and it has been recently internally refurbished as an open plan office.

The application site is 600 sqm and the floorspace will remain as existing.

Vienna Convention on Consular Relations (1963) have agreed as follows:

Art 5 – Consular functions

Consular functions consist in:

- (a) protecting in the receiving State the interests of the sending State and of its nationals, both individuals and bodies corporate, within the limits permitted by international law.
- (b) furthering the development of commercial, economic, cultural and scientific relations between the sending State and the receiving State and otherwise promoting friendly relations between them in accordance with the provisions of the present Convention;
- (c) ascertaining by all lawful means conditions and developments in the commercial, economic, cultural and scientific life of the receiving State, reporting thereon to the Government of the sending State and giving information to persons interested;

(d) issuing passports and travel documents to nationals of the sending State, and visas or appropriate documents to persons wishing to travel to the sending State;

(e) helping and assisting nationals, both individuals and bodies corporate, of the sending State;

(f) acting as notary and civil registrar and in capacities of a similar kind, and performing certain functions of an administrative nature, provided that there is nothing contrary thereto in the laws and regulations of the receiving State; (g) safeguarding the interests of nationals, both individuals and bodies corporate, of the sending States in cases of succession mortis causa in the territory of the receiving State, in accordance with the laws and regulations of the receiving State; (h) safeguarding, within the limits imposed by the laws and regulations of the receiving State, the interests of minors and other persons lacking full capacity who are nationals of the sending State, particularly where any guardianship or trusteeship is required with respect to such persons; (i) subject to the practices and procedures obtaining in the receiving State, representing or arranging appropriate representation for nationals of the sending

State before the tribunals and other authorities of the receiving State, for the purpose of obtaining, in accordance with the laws and regulations of the receiving State, provisional measures for the preservation of the rights and interests of these nationals, where, because of absence or any other reason, such nationals are unable at the proper time to assume the defence of their rights and interests; (j) transmitting judicial and extrajudicial documents or executing letters rogatory or commissions to take evidence for the courts of the sending State in accordance with international agreements in force or, in the absence of such international agreements, in any other manner compatible with the laws and regulations of the receiving State; (k) exercising rights of supervision and inspection provided for in the laws and regulations of the sending State in respect of vessels having the nationality of the sending State, and of aircraft registered in that State, and in respect of their crews;

(l) extending assistance to vessels and aircraft mentioned in subparagraph

(k) of this article, and to their crews, taking statements regarding the voyage of a vessel, examining and stamping the ship's papers, and, without prejudice to the powers of the authorities of the receiving State, conducting investigations into any incidents which occurred during the voyage, and settling disputes of any kind between the master, the officers and the seamen insofar as this may be authorized by the laws and regulations of the sending State;

(m) performing any other functions entrusted to a consular post by the sending State which are not prohibited by the laws and regulations of the receiving State or to which no objection is taken by the receiving State or which are referred to in the international agreements in force between the sending State and the receiving State

Layout

The proposed second floor plan will be as per the attached MC3 drawings

Appearance

The proposed external alteration involves:

- The erection of 2 flagpole above the existing main entrance on Spring Gardens.
- The installation of a bronze crest to the main entrance column on Spring Gardens.

The flags pole will be mount resin fixed into the existing wall. For detail refer to MC3 Architettura drawing "00-0004 – Flagpole detail"

The proposed bronze crest to the main entrance will be mounted to a bespoke bronze support which will be mechanical fixed to the entrance column to the right-hand side. For detail refer to MC3 Architettura drawing "00-0005 – Crest detail"

The proposed internal works comprise the internal subdivision of the existing office space. No further modifications are required to windows (including grills and louvres) or external walls.

Waste and Servicing

The waste storage and management strategy will remain as existing.

Delivery/post services are managed by the reception, that operate from 9:00 to 19:00 Monday to Friday.

Site Access and Parking

The access is via the main entrance on Spring Gardens.

The tenant has allocated parking spaces in the basement. Delivery do not use the basement car park.

Heritage

The site comprises part of the Grade II listed Chancery Chambers designed in October 1974. As mentioned before the site has been involved in several internal and external alterations.

The proposal will only add 2 flagpole post above the main entrance, where previously a flag post was located (holes are still visible) and a bronze crest to the right-hand side column on Spring Gardens.

The flags pole will be mount resin fixed into the existing wall. The proposed installation of flags and bronze crest will match in style the ones in Brown Street belonging to the Spanish Consulate.

The site is currently vacant and will be occupied by the Italian Consulate office. As mentioned, the office has been renovated as modern open plan with no features of any historic value. The new tenant wants to split the open plan into offices without making any alterations to the existing windows/elevations. This will be necessary to allow the Italian Consulate to provide their services. The new offices will be completed to a high specification as

demonstrate in the attached drawings. For detail of the internal works refer to the attached floor plan and scope of works.

The use of the site as office will keep the existing level of activity in the City centre, in accordance with Unitary Development Policies.

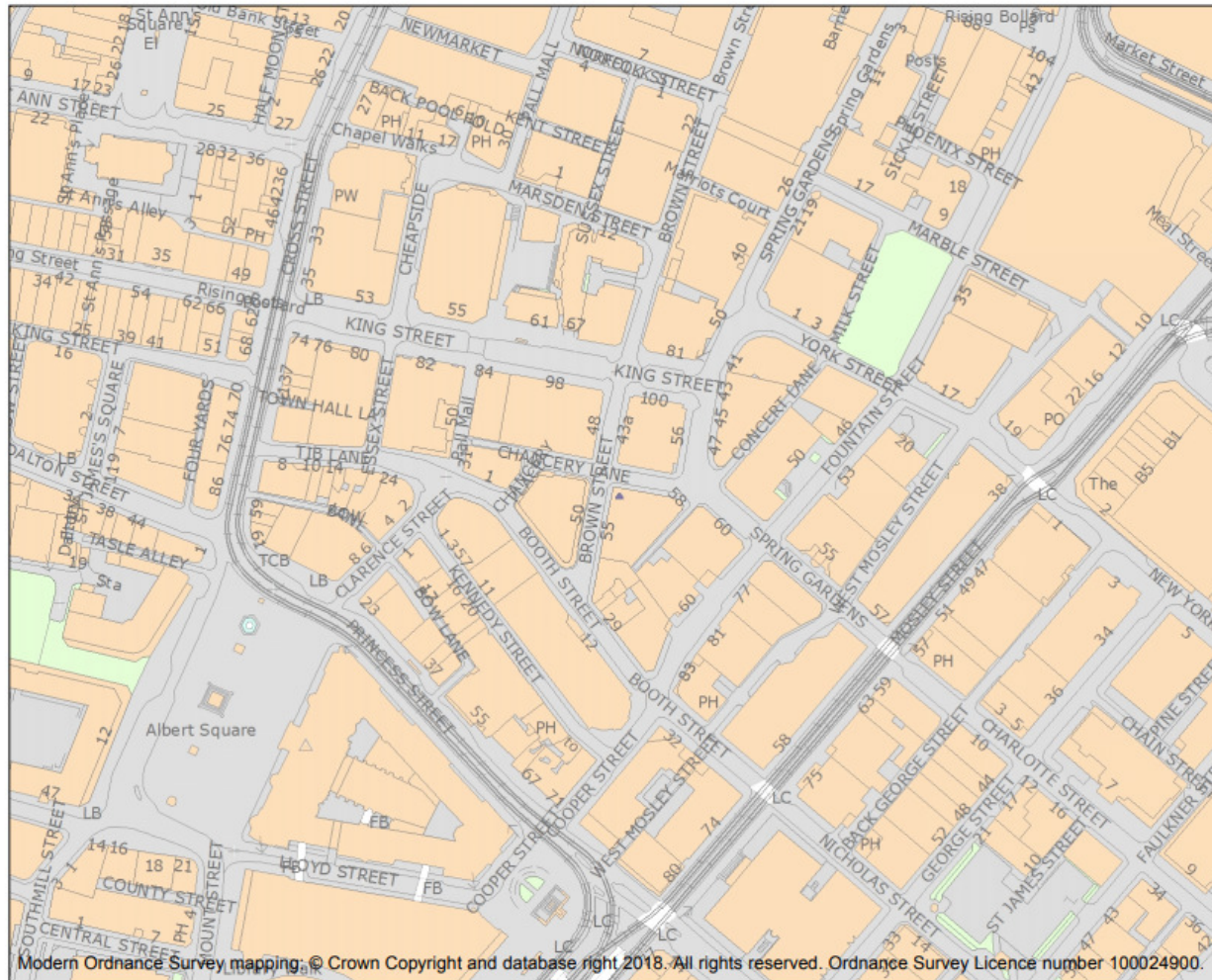
The proposed flagpole and crest on Spring Gardens would not constitute a major change to the existing building appearance. The internal works will not have any impact to the Upper King Street Conservation Area.

The proposed development accords with paragraph 200 of NATIONAL PLANNING POLICY FRAMEWORK (2021) and DC 18.1 of UNITARY DEVELOPMENT PLAN (UDP).

Conclusion

This design and access statement has been prepared by MC3 Architettura on behalf of the Italian Consulate in Manchester in support of a Listed Building Consent Application for the 2nd Floor at The Chancery, 58 Spring Gardens, Manchester, M2 1EW.

This Statement has demonstrated how the design approach for the application has developed with the established setting in mind to complement and match the surroundings, in line with the historical relevance of the building



This is an A4 sized map and should be printed full size at A4 with no page scaling set.

Name: CHANCERY CHAMBERS

Heritage Category:	Listing
List Entry No :	1197810
Grade:	II
County:	
District:	Manchester
Parish:	Non Civil Parish

For all entries pre-dating 4 April 2011 maps and national grid references do not form part of the official record of a listed building. In such cases the map here and the national grid reference are generated from the list entry in the official record and added later to aid identification of the principal listed building or buildings.

For all list entries made on or after 4 April 2011 the map here and the national grid reference do form part of the official record. In such cases the map and the national grid reference are to aid identification of the principal listed building or buildings only and must be read in conjunction with other information in the record.

Any object or structure fixed to the principal building or buildings and any object or structure within the curtilage of the building, which, although not fixed to the building, forms part of the land and has done so since before 1st July, 1948 is by law to be treated as part of the listed building.

This map was delivered electronically and when printed may not be to scale and may be subject to distortions.

List Entry NGR:	SJ 84000 98205
Map Scale:	1:2500
Print Date:	10 August 2021