



Planning, Design, Access and Heritage Statement

60 Fountain Street, Manchester

22 December 2021

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Appendix I Site Location Plan

Prepared by: Nicola Simpson (Graduate Planner)

Checked by: Emily Davies (Associate Director)

Status: Final

Date: 22 December 2021

For and on behalf of Avison Young (UK) Limited

1. Introduction

- 1.1 This Planning, Design and Access (including Heritage) Statement has been prepared by Avison Young on behalf of Custodian REIT PLC ('the Applicant') in support of an application for full planning permission for the following development at 60 Fountain Street, Manchester, M2 2FE:

"Full planning application for refurbishment of the existing office space comprising the installation of a new glazed structure to cover the existing 6th floor terrace, new glazing to front elevation at 6th floor and reconfiguration of the basement including installation of cycle parking, shower facilities and EV charging points with associated works."

- 1.2 This Statement addresses the relevant planning and heritage considerations, in addition to design and access requirements of the proposals.

Supporting Information

- 1.3 The application is accompanied by a suite of supporting documents. The following documents are submitted in support of this application:

- Application form, relevant land ownership certificate (duly signed) and relevant planning application fee;
- Covering letter prepared by Avison Young dated 22 December 2021;
- Full set of existing and proposed drawings including;
 - Site Location Plan (drawing no. 0001);
 - Existing Basement Floor Plan (drawing number 1001);
 - Existing Sixth Floor Plan (drawing number 1002);
 - Existing Roof Plan (drawing number 1003);
 - Proposed Basement Floor Plan (drawing number 1004);
 - Proposed Sixth Floor Plan (drawing number 1005);
 - Proposed Roof Plan (drawing number 1006);
 - Existing Front Elevation (drawing number 2001);
 - Existing Rear Elevation (drawing number 2002);
 - Proposed Front Elevation (drawing number 2003);
 - Proposed Rear Elevation (drawing number 2004); and
 - Proposed Section AA (drawing number 3001).
- This Planning, Design and Access (including Heritage) Statement prepared by Avison Young;
- Photo Schedule, dated December 2021; and

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- Completed Waste Management Strategy Proforma including;
 - Waste Strategy; and
 - Waste Strategy Drawing.

2. Site and Surrounding Area

- 2.1 This chapter discusses the site's location and characteristics of the surrounding area.

The Site

- 2.2 The site comprises a 7-storey office building located within the administrative boundary of Manchester City Council ('MCC'). The site is located within the heart of Manchester City Centre and fronts Fountain Street. A Site Location Plan is enclosed at **Appendix I**.
- 2.3 The building is located within the Upper King Street Conservation Area. While the building itself (60 Fountain Street) is not listed itself, a number of the surrounding buildings are listed. This includes:
- 60 and 62 Spring Gardens (Grade II) - List UID: 1270662;
 - 66 and 68 Fountain Street (Grade II) - List UID: 1282966; and,
 - Chancery Chambers (Grade II) - List UID: 1197810.

Surrounding Area

- 2.4 The site is bounded to the north west by Concert Lane, to the north east by 60 Spring Gardens, to the south west by Fountain Street and to the south east by 64-68 Fountain Street. The surrounding area comprises a mix of uses including offices, hotels, bars, restaurants, cafes and retail units.
- 2.5 The site is well-connected to a range of public transport modes, including the St Peters Square Metrolink stop (approximately 200m to the south), and the Metrolink and bus interchange at Piccadilly Gardens (approximately 350m to the east).

Sustainability

- 2.6 The site represents a highly sustainable location which is well-connected to a range of public transport modes. The site is well positioned within walking distance of all 3 of Manchester City Centre's major train stations. Manchester Piccadilly station is approximately 800m south east of the site. Manchester Oxford Road is approximately 800m south of the site. Manchester Victoria station is approximately 900m north of the site. The site is also easily accessible by tram with St Peters Square Metrolink Stop located approximately 200m south of the site and the Piccadilly Gardens Metrolink and bus interchange located approximately 350m to the east.

Summary

- 2.7 The site comprises a 7-storey office building, within Upper King Street Conservation Area. The site is situated in an accessible location in close proximity to amenities, services and infrastructure in Manchester City Centre and is well-connected to the public transport network.

3. Planning History

3.1 A review of MCC's online planning register has been undertaken. The following applications are relevant to the site:

- 040195- Installation of additional door to fifth floor near terrace- Approved Oct 1991
- 048432/FO/CITY1/95- External condensers and louvres on rear elevation- Approved Nov 1995
- 088453/FO/2008/C1- Elevational alterations to existing foyer and provision of new security fencing to rear of the premises- Approved Jan 2009

Summary

3.2 This review of previous planning applications has demonstrated that, the site has been subject to several planning applications which have resulted in internal and external alterations to the building since its construction.

4. Relevant Planning Policy Framework

- 4.1 This section of the Statement outlines the relevant adopted and emerging planning policy framework and guidance at a local and national level.

The Development Plan

- 4.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that decisions should be made in accordance with the Development Plan, unless material considerations indicate otherwise.

- 4.3 The relevant adopted Development Plan Documents for the area include:

- The Manchester Core Strategy (adopted July 2012); and,
- Saved policies from the Unitary Development Plan ('UDP') (2004).

Manchester Core Strategy

- 4.4 The Manchester Core Strategy was adopted by the City Council on 11 July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy sets out the long-term strategic planning policies for Manchester's future development.
- 4.5 As defined by the Proposals Map, the site is located within the City Centre and Regional Centre boundaries and is situated within the Upper King Street Conservation Area.
- 4.6 The key policies of the Core Strategy which apply to the site are summarised below.
- 4.7 **Policy EC 1 (Employment and Economic Growth in Manchester)** states that a minimum of 200ha of employment land will be developed between 2010 and 2027. Priorities for ensuring continues economic growth include improving the portfolio of employment premises by providing a range of employment sites and premises for small, medium and large businesses. Development proposals should have regard to climate change resilience with an aim of zero carbon emissions, ensuring the design makes the best possible use of a building in terms of efficient space, enhancing the sense of place and considering the needs of access via walking, cycling and public transport.
- 4.8 **Policy 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.
- 4.9 **Policy CC 1 (Primary Economic Development Focus: City Centre and Fringe)** emphasises that the City Centre is a strategic economic location and focus of employment growth in the City and City Region.
- 4.10 **Policy CC 9 (Design and Heritage)** states that 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.
- 4.11 **Policy EN1 (Design Principles and Strategic Character Areas)** states all development in Manchester will be expected to follow the seven principles of urban design and have regard to the strategic character in which the development is located. Development in the City Centre Character Area should, consider the City's heritage and continue the rich pattern of activity in the core area, contribute positively to the experience of all at street level, and where possible provide new areas of open space.
- 4.12 **Policy EN 3 (Heritage)** states 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.

- 4.13 **Policy T 2 (Accessible areas of opportunity and need)** states that the Council will actively manage the pattern of development to ensure that new development is easily accessible by walking, cycling and public transport.

Unitary Development Plan

- 4.14 The Manchester UDP was adopted by the Council in July 1995. The Manchester Core Strategy replaces significant elements of the UDP. The following saved policies are relevant to this application for planning within a conservation area.
- 4.15 **Policy RC20 Area 7** states that, 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.
- 4.16 **Policy DC18.1 (Conservation Areas)** states that the Council will give particularly careful consideration to development proposals within Conservation Areas, such as the effect of major changes to the appearance of existing buildings.

Other Material Considerations

- 4.17 There are a series of other planning policy guidance documents at the national level that are relevant to the determination of this application comprising:
- National Planning Policy Framework ('NPPF') (July 2021); and,
 - National Planning Practice Guidance (March 2014).

- 4.18 A summary of these documents is provided below.

National Planning Policy Framework (NPPF) (2021)

- 4.19 The revised NPPF was published in July 2021. The NPPF sets out the Government's planning policies and guidance and how this can be applied. The NPPF is a material consideration in the determination of planning applications.
- 4.20 Chapter 16 sets out national planning policy relating to 'conserving and enhancing the historic environment'.
- 4.21 **Paragraph 192** states that, in determining applications, local planning authorities should take account of:
- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and,

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- the desirability of new development making a positive contribution to local character and distinctiveness.

4.22 **Paragraph 202** states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

4.23 **Paragraph 206** states that local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

National Planning Practice Guidance (NPPG) (2014)

4.24 National Planning Practice Guidance ('NPPG') was introduced in March 2014. The NPPG replaced a considerable amount of former guidance comprising Planning Policy Guidance Notes and Planning Policy Statements.

4.25 The NPPG provides guidance relating to the 'Historic environment'. With regard to decision-making, the NPPG refers to 'Significance' stating that, in terms of heritage-related planning policy is defined in the Glossary of the National Planning Policy Framework as the value of a heritage asset to this and future generations because of its heritage interest. Significance derives not only from a heritage asset's physical presence, but also from its setting (Paragraph: 006 Reference ID: 18a-006-20190723).

4.26 With regard to providing an assessment of the impact of proposals on the significance of affected heritage assets, the NPPG emphasises that the level of detail should be proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposal on its significance (Paragraph: 009 Reference ID: 18a-009-20190723).

Summary

4.27 This section has identified a series of Development Plan Documents and other material considerations to be taken into account in the determination of the application.

5. Design and Access

- 5.1 This section demonstrates how the proposed development is a suitable response to the site and its setting and demonstrates that it can be adequately accessed by prospective users.

Use

- 5.2 The building will remain in operation as an office (Use Class E).

Amount

- 5.3 The floorspace at the site will remain the same as existing.

Layout

- 5.4 Internally there are a number of changes proposed, including the reconfiguration of the basement. This will result in the loss of three car parking spaces but will be replaced with cycle parking and shower / changing facilities. EV charging points will also be installed.

- 5.5 On the sixth floor, externally, the proposed changes will allow for the functional use of the roof terrace.

Scale

- 5.6 The proposed development comprises minor works to the exterior of the site. The scale of the works is identified on the supporting plans.

Appearance

- 5.7 The changes in appearance to the building which are being sought in this application relate to the 6th floor and the roof. The proposed changes to the front and rear elevation are listed below.

- 5.8 Front elevation:

- New glazing to front elevation to match the existing windows in style and appearance.

- 5.9 Rear elevation:

- Relocation of existing air conditioning units;
- New aluminium glazed window to replace existing vent;
- New aluminium glazed structure to cover existing terrace area to allow this to become a useable space;
- Existing door to terrace to be removed and installation of new bi-fold doors to provide access to the proposed covered terrace.

- 5.10 The supporting drawings illustrate the proposed changes to the appearance of the building.

Waste and Servicing

- 5.11 The waste storage and management will remain as existing and is detailed in the accompanying Waste Strategy, prepared by Lambert Smith Hampton.

Access

- 5.12 Access to the building will remain unchanged for both vehicles and pedestrians.
- 5.13 The basement level car parking currently comprises 6 car parking spaces which is proposed to be reduced to 3 spaces (2 standard spaces and 1 DDA). This reduction in car parking spaces is to allow for the inclusion of cycle storage, designed to encourage people to use a more environmentally friendly and sustainable mode of transport. There will be secure storage for bikes and scooters including locker storage for equipment and personal belongings. The proposals also include associated shower and changing facilities as well as EV charging points for the remaining car parking spaces.
- 5.14 The building will remain DDA compliant.

6. Planning Appraisal

- 6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires all applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 6.2 This section assesses the proposals against the relevant policies of the adopted Development Plan for MCC and the NPPF (2021).

Principle of Development

- 6.3 The site is located within the heart of Manchester City Centre and is surrounded by a mix of uses. The proposed works will conform with policies EC1, EC3, and CC1 of the Manchester Core Strategy (2012) by encouraging economic growth and generating employment opportunities which will support small and medium businesses. Furthermore, the site is situated within an accessible location within the City Centre and Regional Centre boundaries where employment development is supported (Policies T 2, CC 1, and EC 3).
- 6.4 The site has been subject to a number of external and internal alterations over successive years. The proposed internal and external alterations will enhance the site through the use of good design and high-quality materials. This will improve the quality of the premises to provide high quality office space within the city centre with a useable outdoor amenity space. Therefore, the proposed alterations will conform with Policy EN1 by being in accordance with the seven principles of development while having regard for the City Centre Strategic Character Area.
- 6.5 The proposed alterations will not have an adverse effect on the conservation area's architectural or historic character, in accordance with UDP Policy DC18.1.

Heritage

Impact on Upper King Street Conservation Area

- 6.6 The site is located within the Upper King Street Conservation Area. The proposal comprises minor external alterations including the new glazing to the 6th floor windows on the front elevation, the installation of an aluminium glazed structure to cover the existing terrace area, and the installation of bifold doors to replace the existing door onto the terrace. These external changes only impact the 6th floor and roof level of the building and therefore will have limited visibility from the street so as not to affect the character of the Upper King Street Conservation Area. These minor alterations will have a positive impact on both the front and rear elevations representing an improvement to the existing building.
- 6.7 Additionally, it is considered that the inclusion of a useable outdoor space within the proposed office redevelopment will lead to a modern, thriving workspace which will also make a positive contribution to vitality of this part of the city centre and, therefore, enhance the character and distinctiveness of the Conservation Area. The proposed changes to the appearance of the building are in accordance with UDP Policy DC18.1 as they are minimal so will not have a negative impact the overall character of the conservation area.

Impact on surrounding listed buildings

- 6.8 While the site itself does not constitute a listed building, there are listed buildings present within the Upper King Street Conservation Area surrounding the site, including:

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- 60 and 62 Spring Gardens, a Grade II listed building (listed building reference: 1270662),
 - 66 and 68 Fountain Street a Grade II listed building (listed building reference: 1282966).
 - Chancery Chambers which is also a Grade II listed building (listed building reference: 1197810).

6.9 As this scheme proposes limited external alterations, these changes will not negatively impact the surrounding listed buildings. Overall, it is considered that the proposal will benefit the surrounding area as the refurbished vibrant office space will attract more people to the locality. This will conform with Policy EN3 of the Manchester Core Strategy as the high quality design will complement the distinct historic character of the area. Therefore, the proposed development accords with NPPF paragraph 202 as it will not lead to substantial harm to any of the surrounding designated heritage assets.

7. Summary and Conclusion

- 7.1 This Planning, Design and Access (including Heritage) Statement has been prepared by Avison Young on behalf of Custodian REIT PLC ('the Applicant') in support of an application for full planning permission for the following development at 60 Fountain Street, Manchester, M2 2FE:

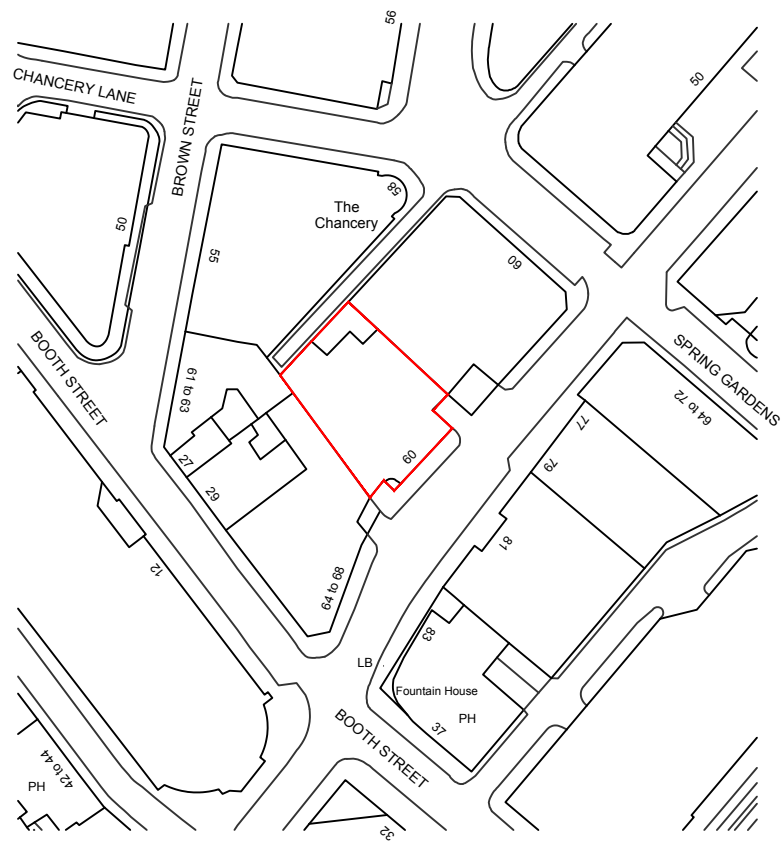
"Full planning application for refurbishment of the existing office space comprising the installation of a new glazed structure to cover the existing 6th floor terrace, new glazing to front elevation at 6th floor and reconfiguration of the basement including installation of cycle parking, shower facilities and EV charging points with associated works."

- 7.2 The site comprises a 7-storey office building within the heart of Manchester City Centre and fronts Fountain Street. The site is situated in an accessible location in close proximity to amenities, services and infrastructure in Manchester City Centre and is well-connected to the public transport network.
- 7.3 The site has been subject to several planning applications over the years which have resulted in internal and external alterations to the building allowing for the building to be altered in line with required modernisations.
- 7.4 The external changes in this application relate to the 6th floor and the roof. These include new glazing to front elevation to match the existing windows in style and appearance, a new aluminium glazed structure to cover existing terrace area to allow this to become a useable space and installation of new bi-fold doors to provide access to the proposed covered terrace.
- 7.5 It is considered that the proposed alterations, resulting in a useable and attractive outdoor space within the proposed office redevelopment, will make a positive contribution to vitality of this part of the city centre and, therefore, enhance the character of the Conservation Area. As this scheme proposes limited external alterations to the rear of the building, these changes will not negatively impact the surrounding listed buildings.
- 7.6 With regard to the reconfiguration of the basement, it is proposed to reduce the car parking spaces from 6 spaces to 3 spaces (2 standard spaces and 1 DDA). This reduction in car parking spaces is to allow for the inclusion of cycle storage, designed to encourage people to use a more environmentally friendly and sustainable mode of transport. There will be secure storage for bikes and scooters including locker storage for equipment and personal belongings. The proposals also include associated shower and changing facilities as well as EV charging points for the remaining car parking spaces.
- 7.7 Overall, it is considered the proposal accords with planning policy both nationally and locally and will allow a significant enhancement and modernisation of this city centre office building. The proposal represents a well designed scheme which will provide tangible and sustainable benefits which will be a major benefit to the building and the City Centre.

Appendix I

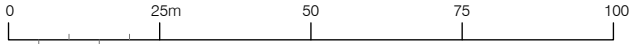
Site Location Plan

All dimensions are in millimeters unless otherwise stated, all dimensions are to be checked on site prior to construction/installation. All drawings and dimensions shall be verified by the relevant contractor/s on site prior to commencement of any works, ordering of materials or setting out. Any discrepancies should be reported in writing to Jolie Studio Ltd. Dimensions are not to be scaled from this drawings, this drawing is the property of Jolie Studio Ltd. and copyright reserved by them. This drawing is not to be copied or disclosed by or to any unauthorized persons without prior written authorization or consent from Jolie Studio Ltd.



Location Plan

Scale 1:1250 @ A1



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P01	22/11/21	Planning Drawings
Rev	Date	Description



12 Hilton St, Manchester, M1 1JF / hello@joliestudio.co.uk

Project
60 Fountain Street
Manchester

Title
Location Plan

Client
Salboy

Drawing Name
FS-JS-XX-00-DR-I-0001

Scale 1:50 @ A1	Approved By FT
Drawn By ZS	Checked By FT
Date Drawn 22/11/21	Revision P01

Contact details

Enquiries

Emily Davies
0161 956 4053
07867 141 788
Emily.j.davies@avisonyoung.com

Visit us online

avisonyoung.com

Avison Young

Norfolk House, 7 Norfolk Street, Manchester M2 1DW

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