



Paul Butler Associates
Planning, Development & Heritage Consultants

**Wittington Investments (Properties)
Limited**

1 Balloon Street, Manchester

Planning and Heritage Statement

29 October 2021

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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 and Heritage Statement has been prepared by Paul Butler Associates on behalf of Wittington Investments (Properties) Limited. The statement has been provided in support of a planning application for works at ground and second floor level at No.1 Balloon Street, Manchester, M4 4BE. The building is an office building, with a Cooperative foodstore within part of the ground floor.
- 1.2 The works include external alterations at ground floor level facing Corporation Street and Balloon Street including enhancement to the building's main entrance, adapting an existing fire escape to a secondary entrance, as well as the removal of a conservatory building located at second floor level at the rear of the building, and its replacement with a single storey pavilion extension.
- 1.3 The application proposals are part of a broader package of works to upgrade internal spaces within the building, enabling them to meet the expectations of 21st century office occupiers. The proposals do not include any change of use, and there are no alterations to the demise between the existing office spaces and the Cooperative foodstore.
- 1.4 The removal of the conservatory and replacement of this with a modern pavilion will result in an overall slight increase in floorspace of 24 sqm.

Structure of the Statement

- 1.5 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 the relevant national and local planning policy guidance;
 - A Heritage Appraisal of the proposed scheme within the context of national and local heritage policy and guidance; and

- An appraisal of the proposed scheme against its planning policy context and relevant planning issues.

1.6 Section 6 of this Statement also includes the following:

- A Disabled Access Statement;
- A Waste Management Strategy; and
- A Surface Water Drainage Statement.

Supporting Information

1.7 The planning application is also supported by a series of planning drawings prepared by OMI Architects as well as the following documents:

- Design & Access Statement undertaken by OMI Architects.
- Demolition Method Statement by CubicWorks.

Community Involvement Statement

1.8 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.

1.9 Aside from the visual benefits of the scheme, the majority of works which form part of this project are well-contained within the building and site, therefore aside from internal discussions with office users and the Co-operative Food Store, it was not thought necessary to undertake consultation with any other stakeholders. Nonetheless, should any queries be raised during the course of the application from members of the local community, the team will seek to respond and resolve such issues.

1.10 Similarly, the proposed scheme is not considered to be of a scale requiring extensive pre-application consultation with Manchester City Council officers, again on the basis that any queries can be dealt with following submission of the application. Notwithstanding this,

contact was made with the Planning Team in advance of the submission, to inform them of the applicant's proposals and scope of documents to be submitted. A response to this enquiry was received on 28 October 2021 providing advice in terms of the scope of the application submission plans and documents, and providing some minor comments in terms of the design.

2. The Application Site and Surrounding Area

Application Site

- 2.1 No.1 Balloon Street is located on Corporation Street within Manchester City Centre, close to Victoria Station. The application proposals relate to the ground and first floor levels of the building which are currently in office and retail use. The building was constructed in 1979 as the new headquarters of the Cooperative Bank, and this broadly remains the building's purpose to the present day. Cooperative Food also have a convenience store at ground floor, opening out on to Corporation Street. The site is predominantly developed, with a service access on Balloon Street, and an existing roof terrace at first floor level.
- 2.2 The building is freestanding but is located immediately adjacent to the rear of The Printworks leisure complex. The building is bounded to the west by Corporation Street, to the north by Balloon Street, and to the south and east by The Printworks.



Image 1: Aerial Plan (Approximate site boundary in red edge).

- 2.3 The application site relates to the ground and first floors of the building and covers an area of 0.32 Hectares. No.1 Balloon Street is a six storey office building, constructed in 1979 in a

combination of buff red brick and brick slip panels, with the three upper floors in an aluminium cladding. The building appears to take architectural inspiration from New York, with the three upper aluminium clad storeys set inward in a mansard style. The building is of limited architectural merit but has been well maintained and aside from the base where the building meets the pavement, the building is in relatively good condition compared to many similar buildings of this period.



Image 2: View of building from south



Image 3: View of building from north

- 2.4 At street level, the ground floor of the building facing Corporation Street and Balloon Street (the 'visible elevations'), features glazing flush with the building line / column features that extend towards it, but which inset in at the top of the reveals. It is an unusual feature, but one which is of its time, and broadly detracts from the architectural language of the ground floor, due to the absence of a reveal / set back. It is also at odds with the upper floors of the building which feature aluminium punched windows with deep brick reveals.

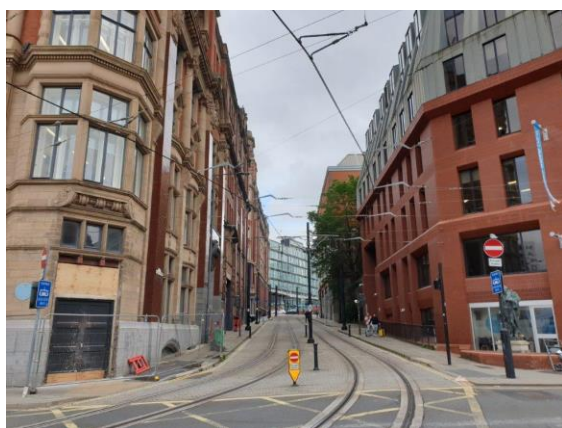


Image 4: View up Balloon Street – Site to right



Image 5: Main entrance to building and canopy

- 2.5 At ground and first floors the building is broadly rectangular shaped and occupies the majority of the plot, with an undercroft vehicle access into the building off Balloon Street providing servicing access. Bins are also stored in this area. There is no car parking on site. The upper floors are set back from the southern perimeter of the site and form a U-shaped type block enclosing a roof terrace area which is accessed via a steel and glass conservatory. This is understood to have been installed in about 1995. Two plant areas are also accommodated at the southern and western parts of the roof terrace, enclosed by timber fencing.

Development of the Site and Area

- 2.6 The application site had already been densely developed by the mid-19th Century, as reflected in an OS map dated 1850-51. Whilst Balloon Street is visible, this was prior to the laying out of this section of Corporation Street, construction of which had commenced to the south in 1848. In 1850 the site accommodated a network of streets and alleys, with the area primarily appearing to be in residential use with back-to-back housing.

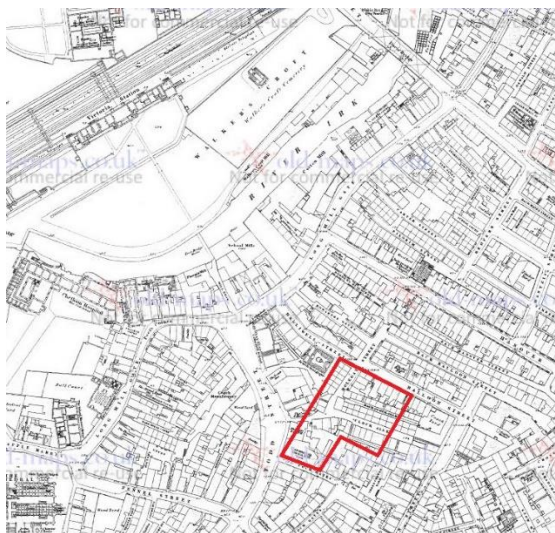


Image 6: 1851 OS Map



Image 7: 1891 OS Map

- 2.7 By the time of the 1891 OS Map, Corporation Street is visible, and much of the development which previously occupied the site has made way for new development, with the eastern part of the site being open land at this point. The White Lion Inn is visible

facing the junction of the now truncated Todd Street, and Holgate Street passes through the site.



Image 8: Former CWS building to occupy site (1910)



Image 9: Former CWS building to occupy site (1969)

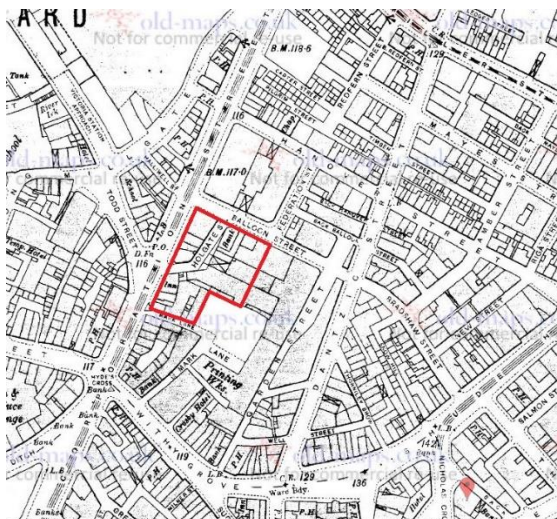


Image 10: 1908 OS Map

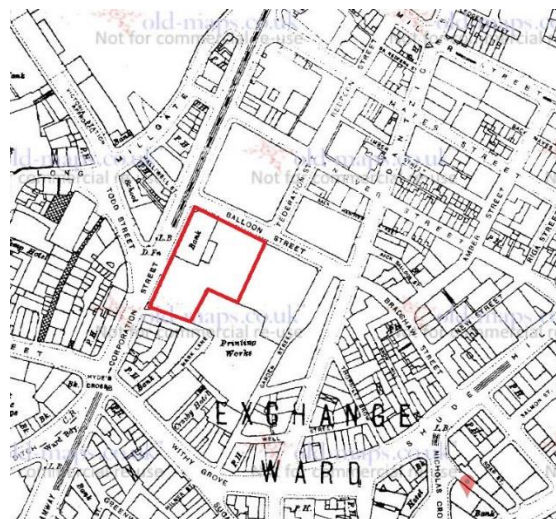


Image 11: 1922 OS Map

- 2.8 Aside from the sole remaining section of Holgate Street, the site is entirely developed by 1908, with the White Lion Inn and a bank visible. Significantly, to the north, the now Grade II

Listed Hanover House, the first of the Co-Op's grand buildings has been completed. As reported within the Manchester Guardian (15 October 1909), construction would shortly commence on the site to the south which now forms the application site and surrounding land. It reported:

'The new building now in course of erection has frontages to Corporation Street, Balloon Street and Mark Lane of 242 feet, 80 feet and 97 feet respectively, and with the new central premises (Hanover House), the frontage to Corporation Street amounts to 418 feet. There are eight floors, containing a total area of 123,000 superficial feet. The basement is to be used as a butter and cheese cellar; the ground floor contains the banking department and the furnishing department offices, with a central entrance in Corporation Street. The first floor is occupied by the saleroom and buyers' offices, the second floor is for the paper and stationery department, whilst the remaining upper floors will be used entirely for furnishing showrooms. There are six goods lifts from the basement to the loading platforms at the back on the ground floor, a book lift from the bank to the basement, and also an electric passenger lift and a goods hoist running the full height of the building, serving each floor. The building will be lighted by electricity and heated by a steam installation with radiators. It is of fire-resisting construction throughout, the whole of the floors columns and beams being constructed of ferro-concrete on the Hennebique system. Outside the base and entrances are of grey granite, whilst the ground and first floors are of Derbyshire stone from Darley Dale. The upper portion is built of Accrington red pressed bricks with Darley Dale stone dressings. The height is 90 feet to the parapet, and each end of the building is flanked by a stone dome, 14 feet in diameter, surmounted by a copper ball finial. Generally the new building is intended to form, with the recently erected central premises, one complete scheme. The work is being carried out by the Society's own building department, from designs by and under the direction of Mr F E L Harris ARIBA, architect to the Society. On 16 October the first event to be held in the new building will be the great annual dried fruit sales.'

- 2.9 The building is visible on the 1922 OS Map, with the 'ground floor banking department' clearly visible. The Printing Works to the south of the site has also expanded into previously

vacant land. Between 1922 and 1971, the site has not significantly changed, but the Printing Works has expanded even further with the construction of a new building on Withy Grove. There has also been significant development to the north across the Co-Operative campus, and across several decades of redevelopment.

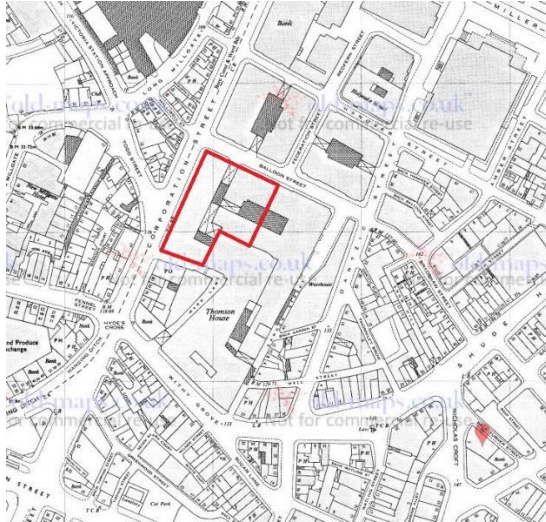


Image 12: 1971 OS Map

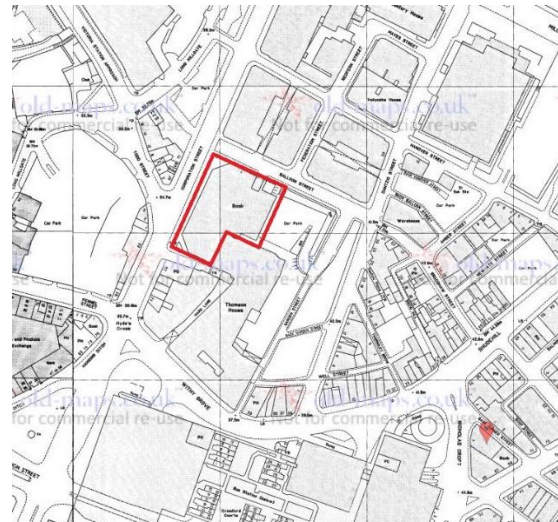


Image 13: 1986 OS Map

- 2.10 Construction is understood to have been completed on No.1 Balloon Street in 1979. This had followed demolition, likely in the early-to-mid 1970s of the 1909 building. The current building is visible on the 1986 OS Map along with a surface car park to the east of the site. Significant change is also visible to the south with the Arndale Centre having replaced an entire inner section of the City.

Surrounding Area

- 2.11 The site is located within an extremely accessible location within the City Centre. It is located within close proximity to Exchange Square Metrolink Stop, and within easy access to a number of bus routes including the free Metroshuttle Bus which passes the building. Manchester Victoria station is just 100m to the north, whilst Piccadilly Station is also within walking distance.
- 2.12 The building is located within the Shude Hill Conservation Area and within close proximity to a number of Grade II listed buildings as well as the Grade I Listed Chetham's School.

- 2.13 Designated in January 1987, the conservation area is bounded by Hanover Street, Riga Street, Mayes Street, Shudehill, Withy Grove and Corporation Street. The Cathedral Conservation Area is located opposite the site with the boundary running down Corporation Street, whilst the conservation area also borders the Smithfield Conservation Area to the east.

Planning History

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

Address	Application Ref	Description	Decision
Site bounded by Corporation Street/Dantzic Street & Withy Grove	F04635	Construction of office buildings and associated car parking space.	Withdrawn 27 May 1976
Site fronting Balloon Street and Garden Street	F10064	Use of land as a temporary public car park including 10 operational parking spaces for use in connection with the new Head Office of the Co-operative Bank Limited.	Approved 4 April 1979
Site bounded by Corporation Street, Balloon Street, Garden Street	F/AD01636	Seven 48 sheet and one 16 sheet advertisement boards around development site.	Approved 26 March 1978
Corporation Street, Balloon Street	F/AD01717	Non-illuminated developers notice board on Corporation Street frontage of building site.	Approved 23 May 1978
Site fronting Balloon Street and Garden Street	F10064	Use of land as a temporary public car park including 10 operational parking spaces for use in connection with the new Head Office of the Co-operative Bank Limited.	Approved 4 April 1979
Corporation Street/Balloon Street	F/AD02126	Two illuminated box signs, projecting over the highway, on new Co-operative Bank Building.	Approved 11 June 1979
site fronting Balloon Street and Garden Street	020100	Continuance of use of land as a public car-park including 10 operational parking spaces for the Co-operative	Approved 23 Sept 1983

Address	Application Ref	Description	Decision
		Bank (previously approved under F10064).	
Co-operative Bank, 1, Balloon Street	023753	Installation of an automatic teller machine to Corporation Street elevation	Approved 7 March 1985
1, Balloon Street	035228	Erection of 3 flagpoles on Corporation Street elevation	Approved 18 Jan 1990
The Co-operative Bank Head Office, Corporation Street	044527/FO/CITY 1/93	Siting of bronze statue of Robert Owen on the corner of Corporation Street and Balloon Street	Approved 23 Dec 1993
Co-operative Bank, 1, Balloon Street, City	048154/FO/CITY 1/95	Proposed conservatory, gazebo and parapet boundary treatment	Approved 2 August 1995
Co-operative Bank, 1, Balloon Street	051921/FO/CITY 1/97	Erection of a ramp for access for the disabled	Approved 7 July 1997
1, Balloon Street	062731/FO/CITY 1/01	Removal of raised brick feature and creation of brick pavior area and steps	Approved 17 Sept 2001
1, Balloon Street, City	066222/FO/CITY 1/02	Installation of new shopfront windows, revolving door and pass doors, 1 No. automatic sliding door and canopy over main entrance	Approved 23 Oct 2002
Co-operative Bank Plc 1 Balloon Street Manchester M4 4BE	081993/FO/200 7/C1	Installation of new shop front including a customer entrance and repositioned ATM	Approved 25 April 2007
The Cooperative Food Store 1 Balloon Street Manchester M4 4BE	110153/FO/201 5/C1	Elevational alteration to include the painting of the window and door frames.	Approved 11 Nov 2015
1 Balloon Street Manchester M4 4BE	112233/AO/201 6	1 x internal illuminated projecting sign, 2 x internal illuminated logos and 1 x non-illuminated acrylic letter sign	Approved 8 Sept 2016
Co-Operative Bank Plc 1 Balloon Street Manchester M4 4BE	113281/FO/201 6	Replacement of Corporation Street front entrance sliding doors and existing revolving doors to North-West elevation (junction of Corporation Street and Balloon Street) with new glazed panels and single leaf escape door.	Approved 5 Sept 2016

2.15 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
Hanover House And E Block Hanover Street Manchester M4 4BE	112137/LO/2016/C1 112136/FO/2016/C1	Listed Building Consent for Internal and external alterations to restore and refurbish building to accommodate office (Class B1) use (floors 1 to 6), shop (Class A1) use, or financial and professional services (Class A2) use or restaurant and cafe use or (Class A3) (ground floor and basement) or commercial storage space (Class B8) (upper and lower basement) including works to open connection between Hanover Street and Balloon Street within covered atrium, insert bridge links within atrium, alterations to facades including to windows and entrances, addition of roof level extension and plant room and new roof to E-block (to replace the existing fire damaged roof).	Approved 5 Sept 2016
Land Located Between New Century Hall And House, Old Bank Building, Hanover Street, Redfern And Holyoake Buildings And Parts Of Miller Street, Dantzig Street, Federation Street, Hanover Street And Balloon	105522/FO/2014/C2	Public realm works including creation of new public open space with hard and soft landscaping and street furniture, external alterations to New Century Hall and House to create pedestrian connection between Miller Street and Balloon Street, soft landscaping to Miller Street, alterations to external appearance of adjacent buildings including making good following lowering of adjacent pavement level (and including introduction of new stepped access to Redfern Building), resurfacing works to Hanover Street, Dantzig Street and Federation Street, resurfacing of footway along Balloon Street, change of use of lower ground floor of New Century Hall and House to Class A1 (Shop) use or Class A3 (Restaurant and Café) Use and installation of new shop fronts, servicing doors and louvres, works associated with closure of part of Dantzig Street at junction with Miller Street to all traffic except servicing vehicles and drop-	Approved 25 June 2014

Address	Application Ref	Description	Decision
Street		off access and ancillary works associated with the above	
Printworks Withy Grove Manchester M4 2BS	125294/FO/2019	Full Planning Application for External Works to Elevations, Improvements to Entrance Features, New Signage and New LED Screens	
The City Building Site Land Bounded By Corporation Street, Todd Street, Haliwell Street And Long Millgate Manchester	102607/FO/2013/C1 113293/LO/2016	Erection of 14 storey building above lower ground floor and refurbishment and restoration of City Buildings to create hotel accommodation (187 bedrooms) above associated hotel bar and restaurant uses at ground floor with ancillary basement accommodation (City Buildings) and ground floor space for Class A1 (Shop) or Class A2 (Financial and Professional Services) Use, or Class A3 (Restaurant and Cafe Use)(New Build) and associated works to adjacent pavements and to facilitate the servicing of the building, following demolition of 40-44 Long Millgate	Approved 26 July 2013

- 2.16 In addition to the 2015 refurbishment of the Grade II Listed Manchester Victoria Station, the applications above, all of which were approved, demonstrate the aspirations and investment being made within the immediate area, by public and private bodies. The applications relate to the refurbishment of the Grade II Listed City Buildings, and its expansion for hotel use (now Hotel Indigo); the comprehensive refurbishment and extension of the Hannover Building which now accommodates the WeWork co-working facility; and extensive public realm works within the local area. The application proposals will complement this broader development activity.

3. The Proposed Scheme

3.1 The project comprises internal and external works designed to increase the standard of internal office space at ground and first floors, and the perception of the building from street level. The replacement of the building's 1990s conservatory at the second floor level is also proposed, with a modern pavilion structure which is of an improved energy performance and design. Whilst the proposed re-cladding of the building's ground floor elevation is proposed, including to the cooperative food retail unit, the proposed scheme does not include any change of use. The affected internal parts will remain in Class E office use, and no reconfiguration will affect the cooperative food unit's existing demise.

3.2 The works which require planning approval are described within the description of development as:

'Recladding of existing ground floor brickwork with new aluminium façade; replacement of existing ground floor windows and doors; works to second floor terrace level including demolition of existing conservatory, construction of a single storey extension, installation of new access door and works to terrace surface; removal of glazed canopy over main entrance; removal of redundant plant; and replacement of a section of paving at street level.'

3.3 Specifically, these works will comprise:

- Recladding of the existing ground floor brickwork with a new aluminium facade.
- Replacement of existing ground floor windows and doors, including the reinstatement of a secondary office entrance at the north west corner of the building (currently a fire escape).
- Demolition of the existing conservatory on the second-floor terrace.
- Construction of a new pavilion extension at 2nd floor resulting in a slight 24 sqm increase in floorspace.
- Adapting an existing window into a door to provide an additional access to the second floor terrace, and works to terrace paving.

- Replacement of existing red brick pavers within public realm.

3.4 In addition to the above works which planning permission is applied for, the project also includes additional works for which planning permission is not required including comprehensive refurbishment of the ground floor reception creating an upgraded arrival experience to the building, and positioning work and meeting spaces adjacent to external elevations, thereby enlivening the ground floor elevation of the building.

3.5 The design approach to the proposed façade and pavilion works are set out in detail within the submitted Design and Access Statement, and summarised below.

Façade Works

- The proposed ground floor cladding will consist of high-quality aluminium overlaid around the columns and across the cornice line in a dark, rich green. A grid of aluminium projecting fins is proposed to break down the perceived plane of the cladding and add depth and dynamism to the facade. The use of green references the Grade II listed Holyoake House on nearby Hanover Street, and has been selected to act as a contrast to the orange/red appearance of the existing brickwork.
- The spacing of the vertical grid will reduce from the base upwards, culminating in the quickest rhythm at the cornice line. The horizontal bands break the cladding and hint at the proportions of a classical column, reflective of the surrounding historic context.
- Where the overlaid columns meet the pavement, the existing brick slip toes are to be replaced with a pre-cast stone base to both ground the façade to protect the aluminium cladding from street level damage. The proposed stone base references the granite finish of the Hanover House scheme on the opposite side of Balloon Street. Beneath the windows pre-cast stone will also replace the existing brick cill.
- With the removal of the existing canopy, the entrance will become less defined. To counter this the precast stone base will wrap up the side of the entrance and bookend the aluminium cladding with two columns. Within this entrance recess the

two brickwork columns either side of the main door will be removed and replaced with stone columns. Across the recess a header of stone will sit, thus defining the entrance with a robust high-quality material.

- Along with the general replacement of the ground floor windows, a spandrel panel of darker aluminium will be introduced above the windows to add visual height to openings. The existing sliding entrance door will be replaced with a similar style door in keeping with the new proposal.
- A secondary entrance to the offices will be re-introduced to the north west corner of the building at Balloon Street and Corporation Street. This will involve the removal of the an existing fire escape door and a new sliding door will be installed, with a spandrel panel above to display signage.

Terrace

3.6 The second element of the proposal for which planning permission is sought is the removal and replacement of the existing conservatory with a new extension adjacent to the 2nd floor terrace.

- A single storey flat roofed extension is proposed replacing the conservatory. The design of this will carry through the ground floor street level facade proposal, with the extension being clad in the same rich, dark green aluminium. Extensive glazing will enable natural light to reach internal office spaces. Vertical and horizontal fins will again be employed to break down the elevation creating a contemporary pavilion for the tenants.
- A new external doorway is to be created by dropping the cill of an existing window onto the terrace. A new external ramp will marry the internal and external floor heights.
- New timber fencing will also be fitted to the external side of the terrace to replace the current timber, whilst the fencing to the plant areas will be replaced, with redundant plant being removed.
- The existing concrete pavers are to be replaced with new stone pavers.

- 3.7 The application proposals feed into the overall aim of the project which is to improve the quality of the internal space so that it meets the expectations of modern occupiers; to improve the aesthetic appeal of the building, enabling it to both 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.
- 3.8 The proposals also include the replacement of existing brick paving adjacent to the building. These areas are within the public realm but are also within the applicant's ownership and are not therefore adopted highway. These are to be removed due to disrepair, and replaced with large format stone paving to match the existing highways pavement along Corporation Street.
- 3.9 In summary, the proposals will:
- Undertake external works to the building which will improve its aesthetic appeal, particularly in terms of its relationship with Corporation Street.
 - The internal reconfiguration and intelligent use of internal spaces will significantly help in enlivening this elevation facing Corporation Street.
 - The internal refurbishment of office floorspace contributing towards the supply of high-quality office space within the City.
 - The works will improve and modernise the visual appeal of the building, improving its relationship with Corporation Street and Balloon Street.
 - Create a more prominent main entrance which works with the architectural language of the building rather than relying on a canopy.
 - Utilise high quality materials and design, which are sympathetic to the building's location, and subtly reference the history of the area.
 - Enable the repair of part of the public realm which is within the applicant's ownership.

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 originally published in March 2012 and most recently updated in July 2021. It 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).

Manchester Core Strategy Development Plan Document (July 2012)

4.4 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.
- 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 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.

4.5 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'.

4.6 The detailed assessment of the scheme within Sections 5 and 6 of this Statement confirms that the proposal accords with the above Core Strategy policies.

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

4.7 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.

4.8 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)

4.9 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.

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

Design for Access 2 (2003)

4.11 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.

Other Relevant Policy Documents

Shude Hill Conservation Area

4.12 The application site is located on the western perimeter the Shude Hill Conservation Area. This conservation area was originally designated in January 1987. The building is located within close proximity to a number of Grade II listed buildings as well as the Grade I Listed Chetham's School.



Image 14: The former building to occupy the site in the 1950s.

- 4.13 The MCC Conservation Area Appraisal notes that the west side of the conservation area is composed of large buildings constructed during the 20th century. These line the east side of Corporation Street and turn the corner up Withy Grove. The older, smaller scale properties which survive today are situated to the east side of the conservation area. With regards to the part of the conservation area which the site is located within, the following is of note:

The Co-operative Wholesale Society, which started in 1863, establishing its headquarters in Manchester, was born out of the Rochdale Pioneers Society of 1844 with the support of other co-operative societies. The main building, built between 1905 and 1909, lies on Corporation Street between Balloon Street and Hanover Street.

It was designed by F. E. L. Harris and bears the date 1907. The original part is Neo Baroque in style, constructed in red brick with polished granite and sandstone dressings. The facade has giant pilasters and Corinthian columns, and the roof is concealed by parapet walls. Originally there was another floor which housed the Mitchell Memorial Hall - destroyed in the blitz of 1940-41 and never rebuilt. The

building was later extended to fill the block, as were several of the later Co-operative buildings.

The sandstone building on Corporation Street, north of Hanover Street, was designed by W. A. Johnson in 1928 and opened in 1930. This is in symmetrical Classical style, with giant pilasters and a large central entrance arch. The roof is a mansard with dormer windows.

The Co-operative movement owns other buildings in the vicinity which display the development of commercial architecture through the 20th century. The CIS building is immediately outside but adjacent to the conservation area.

5. Heritage Appraisal

- 5.1 Section 1 of the Planning (Listed Buildings and Conservation Areas) Act 1990 imposes on the Secretary of State a duty to compile or approve lists of buildings of special architectural or historic interest (listed buildings). Whilst there are no listed buildings on the application site, the application property lies within close proximity to a number of nationally listed buildings.
- 5.2 With regard to the application proposal there are two types of heritage impact that must be considered as part of the development proposal being appraised:
- Any indirect impact caused by development on the setting of nearby nationally listed buildings; and,
 - Any indirect impact caused by development on the setting of the Shude Hill Conservation Area.
- 5.3 Construction of the application property was completed in 1979 as a new headquarters for the Cooperative Bank. Reference to historic maps suggests that the Cooperative Wholesale Society warehouse which had previously occupied the site, was demolished in order to make way for this development, as it appears to be still in place in 1971.
- 5.4 In considering development affecting a listed building, special regard must be given to the desirability of preserving the building, its setting or any features of special architectural or historic interest (Section 66, Planning [Listed Buildings and Conservation Areas] Act 1990). Similarly, for any development affecting a conservation area, special attention must be given to the desirability of preserving or enhancing the character or appearance of the area including its setting (Section 72, Planning [Listed Buildings and Conservation Areas] Act 1990).
- 5.5 Nationally listed buildings are graded to reflect their relative special architectural and historic interest. Grade I buildings are of exceptional interest; Grade II* buildings are particularly important buildings of more than special interest; and Grade II buildings are deemed to have 'special interest'. There are no nationally listed buildings on the site, so no assets are directly impacted by the proposal.

- 5.6 Whilst 1 Balloon Street is not listed, it is within a conservation area, and is located within close proximity to several designated heritage assets. The building is of a scale which is respective of its sensitive surroundings, and whilst its architectural appearance is somewhat dated, its materials have broadly aged well.
- 5.7 The proposals will see the alterations to the ground floor external façade of the building including new cladding system, glazing and doors. The works will enhance the aesthetic appeal of the building, whilst incorporating design cues which seek to complement the surrounding historic context in a way which the current building does not.

Significance of Affected Heritage Assets

- 5.8 Paragraph 195 of the NPPF states that '*Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset)...*'. Due to the limited scale of works, the only designated heritage assets which the proposed scheme has the potential to materially affect are:
- Cooperative Wholesale Society building (Ref: 1025287, Grade II)
 - City Buildings (Ref: 1380200, Grade II)
 - Shude Hill Conservation Area
- 5.9 Whilst there are further listed buildings within reasonably close proximity, including buildings which form part of the Cooperative campus, and Listed Buildings and structures associated with Chetham's School of Music, the limited extent of the proposed scheme, and the nature of intervening development dictates that no impact upon the settings of these assets is likely.
- 5.10 The significance of the three assets identified above along with the potential impact upon that significance resulting from the proposed development is reviewed in greater detail below.

Cooperative Wholesale Society building (Grade II)

- 5.11 The Cooperative Wholesale Society Building (Ref: 1025287) which is also known as the Hanover building is located on the northern side of Balloon Street directly opposite the application site. It was designed by Francis Eldred Lodge Harris and was built between 1905 and 1909, in red brick with sandstone and polished granite dressings. The listing describes the style as 'Neo-Baroque'.
- 5.12 The building is four storeys and a full attic storey. The Listing describes the primary façade of the building as being 9 bays divided 3:3:3 by giant pilasters and by coupled Corinthian columns at attic level. The building's 'massive round-headed central doorway' is noted, with flanking niches and side windows set in black polished granite surround with frieze lettered 'COOPERATIVE WHOLESALE SOCIETY LIMITED'. The Listing provides further detail relating to the façade design and notes that the return facades (including the south facing façade facing 1 Balloon Street) are similar, whilst the rear 'faces Federation Street'.



Image 15: Hanover Building in distance with site to right **Image 16:** Balloon Street. Hanover Building to left

- 5.13 F E L Harris commenced independent practice in Chelmsford, Essex in 1889, and moved to Manchester in 1897 as chief architect to the Co-operative Wholesale Society Limited.
- 5.14 Whilst the Listing does not note that the building has group value, it clearly forms part of a group with the Cooperative Society Building, the Old Bank Building, the Redfearn Building, and Holyoake House all of which are Grade II Listed.

City Buildings (Grade II)

- 5.15 City Buildings is a four storey building constructed between 1865 and 1875 and was Listed on 6 April 2000. The Listing identifies it as a former warehouse, shops and offices, now shops, restaurant and mixed use to upper floors, however the building recently formed part of a large scale redevelopment which saw it incorporated into a new hotel. The building which is in a 'flat iron' planform is located directly opposite 1 Balloon Street's main Corporation Street entrance, on a prominent corner site where Todd Street descends towards Victoria Station.



Image 17: City Buildings from south



Image 18: City Buildings west elevation. Site to rear.

- 5.16 The Listing identifies the building as being constructed in sandstone ashlar with red brick to the rear and side elevations and a Welsh slate roof, noting that it has retained its original ground floor stone pilasters with foliated capitals between shop divisions and a number of cast-iron barley-sugar mullions. The 'vehicular entrance with original iron double-gates' appears to have been sensitively altered into the hotel's main entrance as part of the recent development. The double-doorway to Corporation Street with stone name panel above (CITY BUILDINGS), the upper floor regular fenestration and 2-pane plate-glass sash windows, and the varied use of window arches all appear to have been retained.
- 5.17 The listing also notes the more elaborate treatment and design features of the building's prominent corner including its rusticated quoins with round-headed paired windows to all floors; a stone balcony on scrolled brackets with decorative iron railings to second floor; another stone name-panel, and the whole surmounted by a stone finial in the form of an

oculus. Since the hotel redevelopment, a traditional clockface has been returned to the oculus. The interior was not inspected at the time of listing.

- 5.18 The Listing notes that the Listed Building has ‘considerable townscape value, occupying a significant site in this part of the city and groups well with other listed buildings, including Victoria Station. Its design is much enlivened by varied detailing which survives remarkably intact’.

Shude Hill Conservation Area

- 5.19 The application property is located within the Shude Hill Conservation Area. The conservation area incorporates a significant part of the Cooperative campus, including the Hanover Building, and Old Bank Building on Corporation Street, and the 1930s Dantzig Building. It excludes much of the northern part, including multiple Listed Buildings, predominantly from the 1960s expansion. The conservation area also includes the Printworks development, which retained the main façade of the former Maxwell House printing press building, which is regarded as a non-designated heritage asset.
- 5.20 The main characteristic of the Shude Hill Conservation Area is its large early 20th Century buildings and retained facades to the west side of the conservation area, with older, smaller scale properties towards the eastern side of the area.

Impact of the Proposed Scheme on Heritage Assets

- 5.21 Paragraph 195 of the NPPF states that where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss. Having established the importance of nearby heritage assets, this section reviews the design of the proposed development, and appraises its impact on the setting of these assets.
- 5.22 Whilst No.1 Balloon Street is not listed, it is within a conservation area, and is located within close proximity to several designated heritage assets. Whilst the building’s architectural appearance is somewhat dated, it has been well maintained, is of similar proportions to

nearby heritage assets in scale and massing, and does not significantly detract from the character of the conservation area. In terms of the external facing parts of the building, the proposals only affect the ground floor façade including an existing glazed canopy which is proposed to be removed. The ground floor external elevation of the building currently has a neutral / minor negative impact on the immediate townscape including the setting of nearby listed buildings and the Shude Hill Conservation Area.

- 5.23 Works to the 2nd floor terrace are fully enclosed to the site and therefore have a neutral impact on the conservation area.
- 5.24 The proposed scheme includes the installation of a new façade that improves the relationship of the building to the streetscene. This element of the scheme has been inspired by the surrounding architecture, and in terms of colour, references the nearby Listed Holyoake House. In addition to elements of the proposed internal fit out which have also been inspired by the history of the site and area, these visual references are regarded as being of a minor heritage benefit. The removal of the existing glazed canopy and the installation of the new ground floor elevation will also result in a general townscape improvement.
- 5.25 Careful consideration has been given to the potential impact of the proposals on surrounding heritage assets.

Grade II Listed Buildings

- 5.26 The Grade II Cooperative Wholesale Society building (Hanover Building) and City Buildings were identified above as having the potential to be affected by the development proposals.
- 5.27 The settings of these two listed buildings located on either side of Corporation Street have the potential to be affected, due to the location, extent, and prominence of the works. The limited works on the building's north elevation include a continuation of the green cladding and cornice, the installation of spandrel panel above existing window openings, and proposed pre-cast stone elements, which seeks to reflect elements of the neighbouring Hanover House. The works are therefore considered to have a neutral, or minor positive impact upon the setting of the Listed Hanover House.

- 5.28 In addition, the impact on the setting of the Grade II Listed City Buildings is also considered to be neutral / minor positive. The works will improve the general streetscape, and by modernising this part of the building, the contrast between the historic (Listed) and modern (non-Listed) buildings, the setting of the heritage assets will not be adversely affected. Furthermore, whilst the proposed works are clearly read to be a modern intervention to this 1979 building, they clearly reference design features associated with heritage assets within the conservation area, and by colour directly reference nearby Listed Holyoake House.
- 5.29 In terms of the works to the second floor terrace, the enclosed nature of this is such that these will not result in any material impact on the setting of any listed building.

Conservation Areas: Significance and Setting Issues

Shude Hill Conservation Area

- 5.30 No.1 Balloon Street is a substantial building within one of the most prominent locations within the Shude Hill Conservation Area, immediately visible to those approaching from Victoria Station to the west. The proposed works which include the removal of a glazed canopy and a new ground floor façade scheme will have a positive impact on the immediate streetscene and will enhance views towards the building from Todd Street, as well as from the north and south on Corporation Street. More generally, these improvements to the building's ground floor elevations will improve the external appearance of the building which will result in a slight enhancement to the building's contribution to the character of the conservation area.

Summary

- 5.31 The proposed works are not of a scale which could materially affect the setting of any nearby listed buildings, and the scheme has been designed to be sensitive to reflect, and complement the historic character of nearby heritage assets including the Shude Hill Conservation Area.
- 5.32 The proposed works will have a minor positive impact on the settings of the original part of the Grade II City Buildings and upon the adjacent Listed Hanover Building, as they will

improve the aesthetic appeal of part of the building which due to its positioning, can be experienced within the same views.

- 5.33 Similarly, the proposed scheme will not have an adverse impact on the setting of The Shude Hill Conservation Area. On the contrary, the proposed scheme which forms part of the refurbishment and improvement of this prominent building, will ensure that the proposals make a positive contribution to the surrounding townscape. The proposed works will have a positive impact in enhancing the character and appearance of the conservation area. The setting of the conservation area will not be detrimentally affected by the proposals.

6. Planning Appraisal

6.1 Having regard to the relevant planning policy guidance within Section 4 that has not been considered as part of the Heritage Appraisal within Section 5, the main material considerations against which the proposed scheme should be considered, and which are discussed in this section, include:

- Proposed Uses
- Design: Appearance
- Sustainable Development: Economic, Social and Environmental Benefits, Green and Blue Infrastructure
- Highways, Accessibility and Parking
- Access for Disabled People
- Crime and Security Issues
- Waste Management
- Potential Impact on Amenity
- Effect on the Local Environment (including)
 - Construction impacts
 - Surface Water Drainage Statement
 - Contamination

6.2 The above points are considered in more detail within the remainder of this section and demonstrate that the scheme wholly accords with national and local planning policy guidance. Further detail regarding the design of the scheme is provided in the Design and Access Statement prepared by OMI Architects .

Proposed Uses

- 6.3 No.1 Balloon Street is an office building, which also accommodates a Co-op food retail unit within part of the ground floor. The proposed uses are as existing. Similarly, the second floor terrace is an existing facility which is to be retained with some minor works proposed.
- 6.4 Local planning policy guidance confirms that the City Centre offers the most viable opportunity for mixed-use development. The proposals will see the refurbishment and upgrade of part of the building's office space including the main ground floor reception, whilst external alterations to the ground floor also incorporate the Co-operative Food unit. An objective of the reconfiguration of ground floor internal spaces is to make these spaces more usable, which in turn will encourage increased vibrancy and activity to Corporation Street. This increase in vibrancy and activity will be assisted by the reintroduction of a secondary entrance to the building at the Corporation Street / Balloon Street corner of the building.
- 6.5 The benefits of the scheme are that it:
- Comprises enhancement works to a prominent building at a key arrival point to the City, as well as improving the appearance of the Shude Hill Conservation Area.
 - Will not adversely impact upon the character of the Shude Hill Conservation Area and nearby listed buildings.
 - Will not result in any adverse impact on the amenity of any nearby residents and businesses.
 - Is located within a highly sustainable and accessible location.
 - Will ensure that opportunities to commit crime and the fear of crime are minimised.
 - Is not affected by any development constraints which cannot be mitigated through the planning process.

Design: Appearance

- 6.6 The proposed external works to the building's street-facing ground floor elevations will enhance the visual appeal of No.1 Balloon Street, within its extremely prominent location. The design is sensitive to, and references historic development within the area, whilst remaining distinctively modern. The proposed scheme complements other recent sensitive heritage developments within the immediate locality, including those at the Listed City Buildings and Hanover Building. As established within Section 5, the works will not adversely impact upon the setting of these or any other designated or non-designated heritage assets.
- 6.7 Whilst internal to the site, the replacement of the building's second floor conservatory with a glazed pavilion building will result in the improved appearance of this part of the site.
- 6.8 The scheme therefore accords with CS policies S06, EN 1 and DM 1; and, policies contained within the Guide to Development in Manchester SPD.

Sustainable Development: Economic, Social and Environmental Benefits

- 6.9 The proposal will have high sustainability credentials as a result of the economic, social and environmental benefits that it will bring.

Economic Benefits

- 6.10 The proposed development will result in a number of economic benefits, during both the construction and operational stages.
- 6.11 In terms of job creation, the proposals have the potential to create temporary employment during the construction stage. Whilst the office space is currently occupied, the enhancement to internal and external spaces is regarded as having a general positive economic impact, in terms of upgrading existing city centre office space.

Social Benefits

- 6.12 The proposed scheme involves the upgrading and enhancement of parts of an existing building within a highly visible part of the City Centre. The ground floor elevation of the

building currently has a neutral / negative impact on the surrounding streetscene, but will be enhanced through the installation of new cladding and glazing systems, and the reinstatement of a secondary entrance to the building, thereby improving the public realm and contributing to creating an attractive built environment.

- 6.13 Internal reconfiguration will result in an increased use of internal street level spaces, increasing activity and natural surveillance to the public realm. 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.

Environmental Benefits

- 6.14 The proposed scheme will have significant environmental benefits since it involves the enhancement and refurbishment of existing office floorspace. In response to policies EN 4 and EN 8 of the Core Strategy and section 4 'Environmental Standards' of the Guide to Development in Manchester SPD, a strategy of improved fabric performance, particularly in relation to the new pavilion building means that carbon reductions can be achieved.
- 6.15 The proposals also include the enhancement of the existing cycle storage facility, thereby encouraging increased use of this sustainable transport mode. The proposed scheme will therefore contribute to carbon reduction targets, and is in accordance with Policy T1.
- 6.16 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 4, EN 6, EN 8, EN 15 and DM 1. The application site's excellent public transport links and the continued enhanced provision of secure cycle storage facilities also ensures that the scheme complies with Core Strategy policy T 2.

Green and Blue Infrastructure Statement

- 6.17 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.

- 6.18 Aside from a strip of public realm which aligns the northern and western building perimeters, and an access way to the rear, the application site is predominantly occupied by built development and there are no opportunities for ground level planting. Whilst the building does include a roof terrace at second floor level, this is established and in-use and only minor refurbishment and accessibility-related works are proposed to it. The terrace is well used, and therefore it is not possible for it to be re-purposed as a green roof.
- 6.19 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

- 6.20 Office employees will have access to existing cycle storage facilities which are to be enhanced as part of the overall project. The site does not have any car parking, nor is any proposed. The absence of car parking is regarded as being acceptable based on the City Council's efforts to encourage the use of sustainable transport modes, and the highly accessible location of the site. The site is located almost adjacent to Manchester Victoria Station, and Exchange Square Metrolink Stop, and within walking distance of other transport City Centre nodes. The free Metroshuttle bus also passes the building's front entrance.
- 6.21 The submitted Demolition Method Statement confirms that no highways approvals will be required in relation to the demolition or construction stages, and that the removal of delivery of materials will happen on an out-of-hours basis.

Access for Disabled People

- 6.22 The scheme design adheres to the requirements of CS policy DM 1, UDP policy DC7.1, section 3 'Accessibility' of the Guide to Development in Manchester SPD, and the City Council document 'Design for Access 2', ensuring that the building's internal and external spaces remain inclusive and accessible to all and are considerate of the requirements of disabled persons.

- 6.23 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.
- 6.24 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 and through the building (via the lifts accessible behind the security barriers at ground floor reception) and to the second floor terrace. Internal surface materials will be smooth, easy to maintain and slip resistant. DDA compliant toilets are available at all levels.
- 6.25 With regards to recycling and refuse facilities, level access to these is also retained.

Crime and Security Issues

- 6.26 The glazed elevations to Corporation Street will help to enliven the street scene and enhance natural surveillance of and from the building; and the proposals do not introduce any new external features which would constitute aids to climbing, potentially enabling access to upper floors / windows.
- 6.27 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.

Waste Management

- 6.28 With regards to waste storage and collection, the arrangements will broadly remain as existing for the office spaces.
- 6.29 Each floor has receptacles for the different waste streams, as well as cabinets for confidential paper waste. This is collected from each floor by the management team and taken straight to the bin store.
- 6.30 The slight increase in floorspace resulting from the construction of the pavilion building will not result in an increase in refuse. The building's management will remain responsible for

the transfer of internal office bins from the office space to and from the bin store area within the loading bay area. All waste is collected by a registered waste collection company.

- 6.31 The submitted Demolition Method Statement includes a Site Waste Management Plan which sets out how demolition and construction stage waste will be dealt with.
- 6.32 The approach to waste management ensures the scheme complies with the provisions of the NPPF, CS policies EN 19 and DM 1, saved UDP policy DC22.1 and the Guide to Development in Manchester SPD.

Potential Impact on Amenity

- 6.33 Whilst the proposals include the removal of some out-of-use redundant plant, no additional plant is proposed as part of this application. The scope of the application does include for some minor works in and around the existing second floor roof terrace, however this is extremely well enclosed by the blank rear elevations of the Printworks complex, and by the upper five storeys of the building itself. Furthermore, there are no residential receptors within close vicinity of the site.
- 6.34 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.

Effect on the Local Environment

- 6.35 In addition to the potential impact of the scheme in terms of noise, other potential impacts on the local environment are considered below.

Construction Impacts

- 6.36 A Demolition Method Statement has been prepared by CubicWorks and is submitted in support of the application. This sets out the objectives of the demolition plan, including with regards to minimising disruption to members of the public and surrounding businesses, ensuring all activities adhere to relevant legislation and guidance; staff are fully trained; and environmental controls remain robust throughout the project.

- 6.37 Details are also provided as to how dust emissions will be minimised, sets out the intended sequence of works, and provides details in terms of site safety.

Surface Water Drainage Statement

- 6.38 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 external works to the building's ground floor façade, the removal of an existing conservatory and its replacement with a pavilion building, and some minor works to the second floor terrace. 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.
- 6.39 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.

Contamination

- 6.40 The proposed scheme does not include any significant groundworks, therefore no contaminated land issues are raised. The scheme is therefore in accordance with Core Strategy policy EN 18.

7. Conclusion

7.1 The proposed scheme will provide a series of benefits that will have a significant positive impact on the existing building, Corporation Street, and the surrounding streetscene. The key benefits of the project include:

- Through the installation of a new cladding system, the replacement of glazing and doors, and incorporating the sensitive use of materials, the proposals will have a minor but positive impact on the character and appearance of the Shude Hill Conservation Area, the setting of nearby listed buildings and structures, the significance of which will be unaffected.
- The works include the removal of the non-original glazed canopy above the main entrance, with the prominence of this entrance more subtly enhanced through the intelligent use of pre-cast stone and aluminium cladding. The scheme will also see the reinstatement of the building's secondary entrance at the corner of Balloon Street and Corporation Street enhancing this prominent part of the building and resulting in additional street activity and vibrancy.
- The replacement of the building's second floor 1990s conservatory structure with a high quality pavilion type extension building, resulting in a significant improvement to internal accommodation within this part of the building, and the aesthetic appearance of the building from the terrace area.
- The refurbishment and reconfiguration of the ground floor reception area, resulting in additional usable spaces which will enliven the streetscene, as well as the reuse and enhancement of existing office floorspace.
- Minor additional works to the second floor terrace, and replacing a small area of deteriorated public realm.
- Securing direct investment into the City through the provision of jobs during the refurbishment and construction stage and ensuring economic benefits via the improvement of existing office space, and associated facilities including the proposed pavilion building.

- The encouragement of further investment into this key location within Manchester City Centre.

7.2 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, will not have a detrimental impact on the setting of nearby heritage assets, and will have a positive impact in minimising the potential for crime. The proposed scheme has been designed specifically to be sensitive to, and to complement the surrounding historic environment.

7.3 As a result, the proposed scheme fully accords with national and local planning policy guidance. Paul Butler Associates are pleased to submit this planning application on behalf of Wittington Investments (Properties) Limited and look forward to working with Manchester City Council in progressing the application through to a positive determination.