

9 June 2021

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

F.A.O Angela Leckie

Dear Angela

New Century Hall, NOMA - Planning Permission Ref. 124348/FO/2019

Variation of Condition Application

Please find enclosed an application under Section 73 of the Town and Country Planning Act 1990 (as amended) for a Variation of Condition Application to Planning Permission Ref. 124348/FO/2019, dated 19th November 2019. This Permission relates to the Grade II Listed New Century Hall. The applicant is NOMA (GP) Ltd.

This application seeks amendments to wording of condition 4 (Materials) on the decision notice, alongside an updated materials tracker and updated drawings to be added to the approved documents list (Condition 2).

The amendments are summarised below which are detailed further in the following sections of this letter:

- Change to the material and appearance achieve an appropriate solution to stabilise the existing curtain walling, including replacement glazing (colour and texture finish) and finish to the fixing / nut on the outside of the fixing solution;
- Change to the existing floorboard, due to increased required level of demolition; and
- Details of the various material finishes throughout.

In addition, the application also seeks to vary Condition 21 and Condition 23 on Permission Ref. 124348/FO/2019 to reference:

- Finalised design of the internal sprinklers layout

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- Finalised landscaping proposals along the link between Sadlers Yard and the Ring Road, including details of the proposed tree species

Background and Planning History

New Century Hall is bounded by New Century House to the west, Miller Street to the north, Sadler's Yard to the south and Dantzic Street to the east. The site is located toward the western end of Miller Street which is a key arterial route to the city. The site benefits from close proximity to a range of amenities including Victoria Station and is on a prominent pedestrian route into the Northern Gateway, Northern Quarter and other parts of the city.

Planning Permission Ref. 124348/FO/2019 and LBC Ref. 124349/LO/2019 were granted in 19th November 2019, which facilitated the refurbishment of the Grade II Listed building, including the change of use to allow the delivery a mixed use scheme comprising of food and drink offer; creative school; flexible events and conference facilities; and a music and performance space, together with new public realm and cycle parking forming a distinctly symbiotic offering currently unavailable in the city.

Description of Development

The Description of Development for Full Planning as written on the Decision Notice is as follows:

“Change of use from B1 (Offices), D1 (Non-Residential Institution) and D2 (Assembly and Leisure) use to mixed comprising A3 (restaurant and cafe), A4 (drinking establishment) (Ground floor), D1 non-residential (creative school) (basement) and D1 (flexible events and conference facilities) / D2 (music/performance space) (1st floor) (Sui Generis) and other ancillary uses and associated external alterations related to the reuse and refurbishment of the building including, creation of new openings to Sadler's Yard elevations; creation of new public realm (including a pedestrian connection between Sadler's Yard and Miller Street) installation of external plant and construction of a concrete screen along Miller Street.”

The Description of Development for Listed Building Consent as written on the Decision Notice is as follows:

“Listed Building Consent for internal and external works associated with change of use from B1 (Offices), D1 (Non-Residential Institution) and D2 (Assembly and Leisure) use to mixed Sui Generis Use comprising A3 (restaurant and cafe), A4 (drinking establishment) (Ground floor), D1 non-residential (creative school) (basement) and D1 (flexible events and conference facilities) / D2 (music/performance space) (1st floor) and other ancillary uses and associated external alterations related to the reuse and refurbishment of the building including, creation of new openings to Sadler's Yard elevations; creation of new public realm (including a pedestrian connection between Sadler's Yard and Miller Street) installation of external plant and construction of a concrete screen along Miller Street.”

Proposed Amendments

The proposed amendments are the result of a detailed technical review of the materials to be used on the curtain walling façade; sprinkler layout; floorboards; and public realm. There are no changes to the shape or function of the building.

The amendments have been presented to the Local Planning Authority in a series of site visits between March and May 2021, and it has been agreed that the updates are acceptable, and minor in nature. Therefore, the amendments are submitted as a Variation of Condition Application to Permission Ref. 124348/FO/2019.

1 Design development

The proposed variation of conditions reflects the further design work that has been undertaken since the initial application to ensure the proposals secure the long-term success of this historic building and are delivered to the highest standard. The amendments proposed are to vary wording of Condition 2 (Approved Drawings), and Condition 4 (Materials). These cover the design developments detailed below.

1.1 Curtain Walling Stabilisation

The existing curtain walling of New Century Hall was inspected by Cladtech Associated Limited in December 2020. The assessment found a number of issues with the existing fabric with fixing thread being corroded and damaged. In addition, the bedding compound used to secure the original glass has reached the end of its service life and in some examples has dropped out of the joint at the rear of the rebate allowing the glass to move. Where glass has previously been replaced, a pre-shimmed butyl glazing tape was used instead of the bedding compound, however this has either failed or is missing in some instances and therefore meaning the glass is not secured.

Notably the inspection also found that the midspan fixings have pulled away from the structure, and therefore allowing the frames to move outwards under hand pressure. It would appear that the long-term dynamic movement (and possibly from the vibrations from music etc) have affected fixity to the point of failure. Given this recent discovery, it is now necessary for all fixing details to the structure be checked and appropriately re-fixed as the screen in its current condition is unsafe.

The loss of fixity in the two frames previously identified by RussellWBHO in the middle of the north and south elevation facades is an indication of progressive failure of the curtain wall fixing details and action needs to be addressed within the remedial scope to ensure that this curtain walling is properly and safely secured to the supporting structure.

Following a process of detailed analysis to find an appropriate solution to stabilise the existing curtain walling on New Century Hall, a number of solutions for either replacement or refurbishment of the existing curtain walling were proposed. These have been reviewed by the project design team and MCC planning department over the period January to May 2021. The proposed solution is believed to be the least intrusive and most appropriate. It is considered that these works would constitute as repair and therefore do not harm the heritage significance of the building

The developed stabilisation method is detailed in the submitted documents, generated to give clear insight into how the proposed solution has and will be executed. This stabilisation solution will be introduced to the twenty-three existing bays of present on the scheme, with seven bays in total being completed under full asbestos removal conditions. The full details of this process are set out in the collated document 'New Century Hall Existing Curtain Walling' prepared by RussellWBHO. This is also

shown in detail in the architectural drawing prepared by Sheppard Robson NCHA-SRA-XX-XX-DR-A-SK088-A.

This application seeks to agree replacement glazing (colour and textured finish) and finish to the fixing nut on the outside (see drawing ref. HC-19356-(20)-45) with the City Council as Local Authority. At present the design team are still working through sourcing an appropriate replacement glazing solution, preference is currently for an 'anti-scuff' opaque textured vinyl to match with surrounding 'stippled' glazing. This will be agreed with MCC prior to implementation, as per Condition 3.

Full details of the proposed material finishes agreed for the curtain walling stabilisation can be seen in Section 2 of the materials tracker submitted with this application. Ultimately the solution developed meets the criteria, and has been found through extensive investigation from the design team.

During the multiple phases of investigation, the wider project design team have been heavily involved, with Sheppard Robson (Architect), SLHA (Heritage Architect) and Healey Consulting (Structural Engineer) offering architectural, conservation and structural input into the proposals. This helped to ensure that the chosen solution has been thoroughly investigated and all parameters covered to make the solution viable.

1.2 Floor Finishes

Throughout the refurbishment of the New Century Hall building, every effort has been made to maintain and restore existing fabric where possible. However, during initial enabling works investigations, it has become apparent that the area of the Timber Sprung Dancefloor that is in a suitable state to be reused is significantly less than initially proposed, due to requirement to amend the existing sprung floor to accommodate new floor openings and revised floor plans. As a result, the proposed floor finishes and floor demolition drawings have been updated in reflection of the higher level of removal and replacement required.

As with the rest of the refurbishment materials, the replacement sprung floor boards will be carefully chosen to be sensitive to the significance of the heritage asset. It should be noted, however, that the existing floor boards have been determined to be non-original. Please see submitted RCH Heritage Mark-up of the Sprung Floorboard submitted with this application for further details.

This change will therefore not negatively affect either the significance or the function of the sprung floor, and will instead ensure both the highest quality of improved appearance of the floor, and the long-term use.

2 Proposed Amendments

Condition 2 – Approved Drawings

The table below summarises all the revised drawings submitted as part of this application which supersede the originally approved drawings. We request that Condition 2 of the new Decision Notice is revised to reflect these changes.

Approved Document and Drawing Numbers	Amended Documents and Drawing Numbers
Materials Tracker Rev E	Materials Tracker Rev F
n/a	NCHA-SRA-XX-XX-DR-A-5310-SK-072 Floor Finishes first Floor (<i>to be read alongside NCHA-SRA-ZZ-01-DRA-A-43811 PO2 Floor Finishes</i>) NCHA-SRA-XX-XX-DR-A-SK088-A HC-19356-(20)-45 REV B Detail to Existing Curtain Wall New Century Hall Existing Curtain Wall Drawing Pack (2 Parts) prepared by RussellWHBO

Condition 4– Materials

Throughout January to May 2021 we have discussed and presented material samples with the case officer and conservation officer at MCC. This application seeks to formalise the materials seen to date, but with a number of materials still outstanding in line with the indicative programme. As such, the proposed amendments to the wording of the Condition 4 is suggested below in green (bold) text.

*3) Final **and outstanding** details of the materials as detailed in the **Materials Tracker Rev E Rev F** stamped as received by the City Council as local planning authority on ~~30 October 2019~~ **[submission date]** shall be submitted and approved in writing by the City Council as local planning authority in accordance with the programme set out in that materials list and prior to works relating to those items commencing on site.*

Condition 21 Sprinklers

The project team has now had the opportunity to develop the final sprinkler details as required un condition 21. This information has been submitted as part of this application, as summarised below and varies condition 21 attached to the decision notice.

Condition	Submitted Information
<u>Planning Condition 21</u> Notwithstanding the drawings approved in condition 2, prior to the commencement of works relating to the installation of the internal sprinkler system, final design details shall be submitted for	Drawings submitted with this application show the final design details for the sprinkler system layout within the hall. 82468-01 O Extension to Automatic Sprinkler System Ground Floor Level;

approval in writing by the City Council, as Local Planning Authority.	82468-02 O Extension to Automatic Sprinkler System Basement Level 1; 82468-03 O Extension to Automatic Sprinkler System Basement Level 2.
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Condition 23 Landscaping

The project team has now had the opportunity to develop the final landscaping details as required un condition 23. This information has been submitted as part of this application, as summarised below and varies condition 23 attached to the decision notice.

Condition	Submitted Information
<u>Planning Condition 23</u> Prior to the commencement of the landscaping works 1-6 and 8 as detailed in dwg M3170-SD-01-V3 final details of the following shall be submitted to and approved in writing by the City Council as Local Planning Authority. (a) Details of the proposed tree species (with a preference for re-use of the existing pine trees) within the public realm including proposed size, species and planting specification including tree pits and design;	The below submitted drawings detail that 6no. existing pine trees are to be hand dug and removed from site and stored at s/c nursery. 4no. pine trees to be returned to site and planted in locations indicated in new tree pits as detailed. 2no. pine trees to be replanted elsewhere on the NOMA estate with the location to be confirmed by the Client - M3170-SD-01 V5 M3170-SD-01-V5 Landscape Proposals; - M3170-BD-02 V2 Planting Plan; - M3170-BD-01 V4 Hardworks, Soiling & Drainage; and - M3170-BD-03-V4 Planter & Bench Stonework Note that the works to the existing pine trees are as follows: - Hand dig and remove 6nr existing trees on site. - Store and maintain trees at sub-contract nursery for the duration of the sub-contract off site period.

Condition	Submitted Information
	• Return trees back to site and re-plant 4nr in new locations. Tree pits to be excavated by others. • Replanting 2nr trees on NOMA estate. Location to be confirmed. • Specimen Trees Ltd to label trees removed from New Century Site, with company, project name, stating trees are property of RCL whilst maintained at Specimen Trees Ltd nursery, Knutsford
(b)Details of soft landscaping other than in (a) above;	See the below submitted drawings: • M3170-SD-01 V5 M3170-SD-01-V5 Landscape Proposals, • M3170-BD-02 V2 Planting Plan, and • M3170-BD-01 V4 Hardworks, Soiling & Drainage
c) Details of the proposed street furniture including seating, bins and lighting;	N/A – no new street furniture proposed
(d) A management and maintenance strategy for the public realm; and	Shrubs and Shrub Beds • To be kept weed free using a chemical herbicide where applicable (in line with current health & safety legislation), and in locations where this is not appropriate weeding operations will be carried out by hand, taking care not to damage the sub-structure of any shrubs, bulbs, and herbaceous planting. • All shrubs to be kept to a good standard ensuring that they pose no risk to an individual's health and safety, and maintained

Condition	Submitted Information
	within the principals of good horticultural practice regards to pruning. Low Level Hedges • All hedges on site will be maintained by means of handheld petrol hedge cutters and will be cut as and when required throughout the year in such a manner that their formal shape is retained. • Where possible native species of flowering hedge row planting will be allowed to flower to encourage longevity of plant stock and aesthetic appearance to the site. • Care will be taken to avoid disruption to wildlife including nesting birds. • Where applicable approval will be sought to section off areas of footpaths, car parks or hardstanding prior to works commencing. Semi Mature Trees • All trees will have any stakes or ties checked regularly, with stakes or ties loosened or removed as deemed appropriate. • All basal stem and epicormic growth will be removed as required. • Regular inspections of trees will take place with any dangerous limbs or defects being reported to the Estate Management Team at the earliest opportunity. Hard Surfaces • Maintained by sweeping / blowing all footpaths as and when required. • All car parking, roads, footpaths and any other areas of hardstanding will be cleared as

Condition	Submitted Information
	required to ensure that there is no build-up of leaves, branches and twigs. - The paved and gravelled areas including kerb lines shall be maintained weed free using a chemical application of herbicide in line with current health and safety legislation. Watering - To water all plants and trees if required. Management and Monitoring - A dedicated manager will be assigned by the Grounds Maintenance Contractor. - Regular review meetings will be held between the Grounds Maintenance Contractor and the Estates Management Team to review the work carried out. - Regular updates from the Grounds Maintenance Contractor to the Estates Management Team with regards to works which may disrupt with day to day workings on site. Grounds Maintenance Visit Schedule - Spring / Summer Maintenance – March to September Inclusive – 1 no. visits per calendar month. - Autumn / Winter Maintenance – October to February Inclusive – 1 no. visit per calendar month.

3 Summary of proposed amendments

The proposed amendments do not materially alter the massing, quality, or proposed use of the building. The outstanding detail will be dealt in line with the proposed time triggers.

The proposals will contribute towards the successful delivery of this development. Approval of the proposals would therefore support planning and regeneration benefits associated with the New Century Hall refurbishment, and the wider NOMA estate. Without these stabilisation works the building is likely to fail and impact on the significance of the building, and therefore detract from the NOMA estate. For this reason these works are essential.

4 Consultation

This application for an updated scheme is submitted following pre-application consultation with the Local Planning Authority. Meetings were held with the Planning Authority in March, April and May 2021 at which each of the amendments proposed were discussed. It was agreed that all of the changes proposed could be progressed as a Variation of Condition Application to the existing permission.

5 Planning Policy

The key Development Plan documents remain the 2012 Manchester Core Strategy and Saved Policies of the Manchester Unitary Development Plan. The latest National Planning Policy Framework (NPPF), published in 2019 is a key material consideration in regard to this application.

The 2019 NPPF addresses the importance of design quality in new developments. Paragraph 130 of the 2019 NPPF states that: “local planning authorities should seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme.”

It is considered that the proposed stabilisation works will facilitate the long-term maintenance and re-purposing of New Century Hall. The works are considered to be the least intrusive option and great care has been taken to minimise heritage harm. On this basis the proposals are considered to result in *less than substantial harm* under the National Planning Policy Framework paragraph 196 which is outweighed by the significant benefits they have in maintaining this distinctive part of the building intact. Paragraph 015 of the Design: Process and Tools section of the National Planning Practice Guidance states that “it can also be important to ensure that applications to discharge conditions or amend approved schemes do not undermine development quality.”

The proposed façade amendments will be an overall enhancement to the originally approved scheme with a high-quality finish and enhanced durability which will deliver on the design intent of the originally approved scheme.

Therefore, the approval of the proposed amendments would support the economic and regeneration benefits associated with the proposals as a whole and are supported by planning policy objectives at national and local levels.

6 Application Documentation

The following documents are submitted in support of this application:

- Completed Variation of a Condition application form;

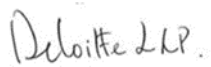
- New Century Hall Existing Curtain Wall Executive Summary and Repair Sequence; prepared by Russell WBHO;
- RCH Heritage Mark-up of the Sprung Floorboard prepared by Russell WBHO; and
- Amended and new drawings and documents as summarised in the tables above.

The Application has the Planning Portal reference: PP-09924857 and the application fee will be paid online.

On the basis of the information submitted, we seek your agreement that the proposed amendments are acceptable and can be dealt with as a non-material amendment.

I would be grateful for written confirmation of receipt and registration of this application. If there are any points of clarification required, please do not hesitate to contact me or my colleague Frances Hampson (fhampson@deloitte.co.uk / 0161 455 6766) if you have any questions or require any further information.

Yours sincerely



Deloitte LLP