

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

5th August 2021

Dear Sir/Madam,

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
FULL PLANNING APPLICATION FOR ELEVATIONAL ALTERATIONS TO THE FAÇADE OF 15 QUAY
STREET, MANCHESTER, M3 3HN.**

Please find enclosed a full planning application for proposed elevational alterations to the building's façade at 15 Quay Street, Manchester, M3 3HN.

The application seeks consent for minor elevational alterations to the ground-floor front façade of the building, including the remodelling the entrance and removing the existing boundary railings.

The application has been submitted on behalf of the applicant, BPS2 Nou Limited , and comprises:

- Completed planning application forms;
- Site Location Plan with the application boundary edged in red;
- Design and Access Statement, prepared by Studio KMA; and
- Planning application fee of £234.00

The application is also supported by this cover letter which has been prepared by Zerum.

In addition, the application is also supported by the following plans and drawings, prepared by Studio KMA:

- T1014_MQS_KMA_1000 P1 Site Location Plan
- T1014_MQS_KMA_1000 P2 Site Plan
- T1014_MQS_KMA_2000 P1 Existing Part Ground Floor Plan & Elevation to Quay Street
- T1014_MQS_KMA_2001 P1 Proposed Part Ground Floor Plan & Elevation to Quay Street
- T1014_MQS_KMA_2002 P1 Existing Section & Elevation
- T1014_MQS_KMA_2003 P1 Proposed Section & Elevations

The reminder of this cover letter describes the proposed changes, considers the surrounding heritage and reviews the relevant planning policy, considering how this proposal complies with it.

PROPOSED ALTERATIONS

15 Quay Street is set back from the back of pavement with a small, raised podium in front of a double height colonnade. To help improve the building's presence to the street, the proposals seek to remove the black metal railings from the top of the podium. Further, it is proposed to replace the recessed, double height glazed entrance doors from behind the colonnade line, with a new glazed entrance on the building line. This will enhance the appearance of the main entrance and improve the building's connection to the street with improved visibility and presence. The modern, entrance will also increase the distance internally from the door to the reception desk, which is currently cramped due to the limited internal floorspace.

The new entrance will comprise a PPC aluminium frame, to match the existing windows, with new double height glazing, set off from the existing colonnade with the use of a recessed shadow gap. Recess LED strip lighting is to be utilised within the recessed shadow detail to give the entrance a subtle halo lighting feature at night.

New double height glazing will also be installed between the back face of the columns and the building façade, where the entrance has been pulled forward, forming the sides to the new entrance.

Integrated into the frame of this entrance glazing is new building signage in a horizontal band, lining through with a cornice feature in the colonnade. The signage is internally illuminated to match the halo feature; the same warm 'yellow' light will be used throughout.

Landscaping is proposed with three large trees in planters on the podium to bring greenery to the street frontage and to prevent anti-social behaviour in the recessed window areas. Two trees will be positioned between the columns of the colonnade, maintaining the level accessible route for wheelchair users. The largest of the trees will be positioned on the end of the west end of the podium filling most of the podium to the side of the entrance.

These alterations are proposed as part of comprehensive internal refurbishment and remodelling works currently being undertaken at 15 Quay Street, which will reposition the building within the office market. The works are due to be launched to the market on 10th October 2021 and the remodelled entrance forms an integral part of this.

HERITAGE

The site is located within the Deansgate Conservation Area and is located in close proximity to a number of designated Listed Buildings. The Conservation Area designation was made by the City Council on 26 June 1985 and includes much of the area surrounding Peter Street and the junctions of Deansgate with both Quay Street and Bridge Street. Quay Street was built to allow access between the quay and Aldport Lane, and was extended eastwards (Peter Street) in 1794 to link with Mosley Street.

The buildings along Quay Street are all of differing ages and styles but retain a positive relationship with one another. Along the southern side of Quay Street buildings sit between 5 and 6 storeys, with the majority set back from the back of pavement.

This application represents minor alternations to the façade of the building at ground floor, in keeping with neighbouring development, as well as removal of the modern balustrading, and as such will have a positive impact on the setting or appearance of the Conservation Area or the setting of nearby listed buildings.

PLANNING POLICY AND ASSESSMENT

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that when determining a planning application, the decision maker must make their determination in accordance with the development plan unless material considerations indicate otherwise. The current development plan comprises the Manchester Core Strategy (adopted July 2012) and the saved policies of the Manchester UDP (adopted July 1992).

Below is a summary of these relevant planning documents and a response to each on how this proposal is considered to be in compliance.

Development Plan

Having regard to the above, the following Core Strategy policies are considered relevant to this application:

- Policy SP1: Spatial Principles
- Policy EC2: Existing Employment Space
- Policy EC3: The Regional Centre
- Policy CC1: Primary Economic Development Focus: City Centre and Fringe
- Policy CC8: Change and Renewal
- Policy CC9: Design and Heritage
- Policy EN1: Design Principles and Strategic Character Areas
- Policy EN3: Heritage
- Policy DM1: Development Management

Policy SP1 Spatial Principle: identifies the key spatial policies which will guide the strategic development of Manchester to 2027. It outlines that the Regional Centre will be the focus for economic and commercial development, retail, leisure and cultural activity, alongside high-quality city living. In addition, new development should maximise the potential of the City's transport infrastructure, in particular promoting walking, cycling and the use of public transport.

The policy goes on to outline that, development in all parts of the City should make a positive contribution to neighbourhoods of choice including:

- Creating well designed places that enhance or create character.
- Making a positive contribution to the health, safety and wellbeing of residents.
- Considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income.
- Protect and enhance the built and natural environment.
- Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible.
- Improve access to jobs, services, education and open space by being located to reduce the need to travel and provide good access to sustainable transport provision

Response: The application site is within a sustainable urban location within Manchester City Centre and will positively contribute to the area. This application seeks to enhance the existing entrance of the building, creating a well-designed place that is sympathetic of its surroundings, notably the Deansgate Conservation area. The proposals will also ensure the site is more accessible to all members of the community, through the removal of the currently gated wheelchair access into the building.

Policy EC2 Existing Employment Space: The Council will seek to retain and enhance existing employment space and sites.

Response: The proposal seeks to enhance the existing employment space. Creating a new, modern entrance to 15 Quay Street will improve the appearance of the building and the adjacent streetscape, making a positive contribution to the existing employment space.

Policy EC3 The Regional Centre: Within the Regional Centre the council will encourage employment generating uses including office and other commercial development.

Response: This proposal is for a site located within the regional centre and will support the existing office use on site.

Policy CC1 Primary Economic Development Focus (City Centre and Fringe): identifies the city centre as a strategic economic location and focus of employment growth in the city and city region. The provision of a range of economic development uses, such as retail, leisure, entertainment, cultural and tourism facilities will be encouraged in the City Centre to support the development of a vibrant employment location attractive to businesses, employees and visitors to the City Centre.

Response: This application is within the city centre and will enhance the existing office provision, providing a vibrant employment location attractive to businesses, employees and visitors.

Policy CC8 Change and Renewal: states that, developments which make significant contributions to the city centre's role in terms of employment and retail growth or which # improve the accessibility and legibility of the centre will be supported, subject to the proposal's impact on key aspects of the city's heritage and character.

Response: This proposal is considered to respect the surrounding heritage as it does not significantly alter the appearance of the building and primarily constitutes the change of use of the basement and minor alterations to the buildings entrance. The proposals seek to contribute to the city centres role of facilitating improved employment uses.

Policy CC9 Design and heritage: states that, development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments.

Response: The proposed external alterations to the façade of the building will use materials within the same palette as existing. The alterations wholly relate to the treatment of glazing within existing reveals of the building and these will not have a material impact on any heritage assets.

Policy EN1 Design Principles and Strategic Character Areas: states that opportunities for good design to enhance the overall image of the City should be fully realised.

Response: This proposal is of a well-considered, good quality design, and would maintain activity and interest at street level, in line with good design principles.

Policy DM1 Development Management: sets out the requirements for developments in terms of BREEAM and outlines a range of general issues that all development should have regard to. Of these the following issues are or relevance to this proposal:

- appropriate siting, layout, scale, form, massing, materials and detail;
- impact on the surrounding areas in terms of the design, scale and appearance of the proposed development;
- accessibility to buildings, neighbourhoods and sustainable transport modes;
- impact on safety, crime prevention and health; and
- impact on biodiversity, landscape, archaeological or built heritage.

Response: This proposal is of appropriate design and detail, maintaining safety and reducing the potential for crime by continuing to provide overlooking of the street. The proposals also ensure there will be no impact on heritage.

Saved UDP Policies

The Unitary Development Plan for the City of Manchester (the UDP) was adopted by the Council in July 1995 as the statutory document which sets out guidelines for all development in Manchester and provided a framework from which to base decisions about planning applications. There are a number of policies which were 'saved' under paragraph 1(3) of Schedule 8 of the Planning and Compulsory Purchase Act 2004 by the secretary of state, of which one is relevant to this application.

Policy DC18.1 Conservation Areas: outlines that careful consideration will be given to development proposals within Conservation Areas. The policy seeks to preserve and enhance the character of its conservation areas. This includes carefully considering the effect of major changes to the appearance of existing buildings.

Response: The proposals will maintain the character of the conservation area due to the nature of the development having no impact.

Guide to Development in Manchester SPD and Planning Guidance (April 2007)

The Guide to Development SPD is a material consideration in decision making and sets out the design principles and standards that the City Council expects new development to achieve. Part 1 of the SPD refers to design principles and standards such as in relation to high quality developments that are safe, secure and accessible to all.

The SPD states that proposals should seek to ensure that the uses of buildings reflect their purpose and the place in which they are located. Development should enliven and define neighbourhoods and promote a sense of place. Development should have regard for the location of sustainable public transport and its proximity.

It goes on to state that developments that remain flexible and allow for new users and functions will be supported. Internal space within buildings should be designed such that it retains a long-term flexibility for adaptation for use by future users. The conversion of existing buildings for a range of new uses is encouraged, ensuring that proposals are fully accessible for disabled people.

In relation to crime issues, the SPD requires that prevention measures should be demonstrated, and include the promotion of informal surveillance, CCTV, good lighting and stewardship.

Response: The proposal seeks to enhance the existing office provision, providing a vibrant employment location attractive to businesses, employees and visitors and will facilitate the future enjoyment of the building for its users.

City Centre Strategic Plan 2015 – 2018

The City Centre Strategic Plan is a material consideration in the determination of planning applications which sets out that Manchester city centre has changed dramatically over the past 15 years and is now one of the most dynamic centres in Europe. Significant private and public sector investment has led to a more vibrant and diverse cityscape.

Response: The proposal supports the use of surplus space within the basement of an existing office building which will support the civic and economic progress of the city in line with the strategic plan. Repositioning of the building in the office market, making sustainable use of existing buildings thereby meeting modern occupiers' requirements and thereby contributing to the local economy.

CONCLUSION

The application seeks consent for minor elevational alterations to the building's front façade at ground floor. It has been demonstrated above that this proposal is entirely in accordance with planning policy and as such should be considered for approval.

I trust the enclosed is satisfactory to allow you to register the application, and I look forward to acknowledgement of its receipt. Should you wish to discuss the proposals or have any queries please do not hesitate to contact me.

Yours faithfully,

Diane Ellis
Associate Director