



STATEMENT OF COMMUNITY INVOLVEMENT

39 Deansgate, Manchester

Kames Property Income Fund

August 2021

CONTENTS

1	Introduction	3
2	Legislation and Planning Policy Context	7
3	Consultation Strategy	12
4	Consultation Feedback and Applicant Response	19
5	Summary and Conclusion	28

APPENDICES

A	Transcript of Committee Meeting 21 st January 2021	31
B	Historic England Response dated 7 th February 2020	32
C	Places Matter Response dated 26 th November 2019	33
D	Public Consultation Invitation	34
E	Ward Member Letter	35
F	Press Release	36
G	Public Consultation Poster	37
H	Public Consultation Boards	38
I	Public Consultation Feedback Form	39
J	Consultation Website Screenshot	40
K	Committee Report	41

1 Introduction

- 1.1 This Statement of Community Involvement ('Statement') has been prepared by CBRE Limited on behalf of Kames Property Income Fund ('the Applicant') in respect of 39 Deansgate, Manchester ('the Site'). It forms part of a suite of documents submitted to Manchester City Council ('MCC') in support of a resubmission Full Planning Application seeking permission for:
- "Erection of a 17 storey building comprising office use (Use Class E(g)(i)) and flexible ground floor commercial units (Use Classes E(a),(b),(c) and sui generis 'drinking establishment'), new electricity sub-station, basement cycle parking and rooftop plant enclosure, together with access, servicing and associated works following demolition of the existing building"*
- 1.2 This Statement details the comprehensive pre-application consultation that was undertaken by the Applicant during the preparation of the original Planning Application (ref. 126328/FO/2020), including engagement with:
- Local Planning Authority;
 - Local Elected Representatives;
 - Historic England;
 - Places Matter! Design Panel;
 - Greater Manchester Police - Design for Security;
 - Electricity North West; and
 - Local Businesses and Residents
- 1.3 It details the feedback that was received and how this has been taken into consideration by the design team in developing the scheme proposals. It describes the feedback received during the determination of the original application and also the engagement that has taken place since its refusal in January 2021.
- 1.4 The Statement should be read in conjunction with the suite of supporting document submitted with the Planning Application, namely the Planning and Tall Building Statement, Design and Access Statement and Application Drawings which provide a wider rationale and justification for the proposed development.

RESUBMISSION APPLICATION CONTEXT

- 1.5 The original planning application (ref. 126328/FO/2020) was submitted in full and was validated by the Council on 25th February 2020. The application was submitted following an extensive 10 month period of pre-application engagement with Senior Council Officers, local elected representatives and key stakeholders, including Historic England.
- 1.6 The planning application was first introduced to Manchester's Planning and Highways Committee ('Planning Committee') in October 2020, with a clear Officer recommendation to approve the scheme subject to condition, however, a formal decision was not made by MCC until 28 January 2021. A chronology of the decision making process in respect of the planning application is set out below:

22 October 2020 – Deferred at the request of the Applicant

- 1.7 Prior to the October committee two late representations were received by the Council on 21 October from the owner of Barton Arcade and Ward Member Cllr Johns. Given the lateness of the comments, CBRE requested that the planning application be deferred in order that further information could be provided to assist Planning Committee in making a decision. Members of the Planning Committee voted to defer the application as requested.

1 Introduction

19 November 2020 – Deferred for Site Visit at the request of Planning Committee

- 1.8 Following the previous deferral, the planning application was considered by Planning Committee on 19 November 2020 still with an Officer recommendation for approval. Ward Member Cllr Jeavons requested that Members of the Planning Committee defer making a decision on the planning application in order to undertake a site visit. Members of the Planning Committee voted to defer the application as requested. A site visit was held on 17 December 2020 with Council Planning Officers, Members of Planning Committee and Ward Councillors.

17 December 2020 – Deferred by Planning Committee, Minded to Refuse

- 1.9 The Planning Application was considered by Committee on 17 December 2020 still with an Officer recommendation to approve, subject to condition. At the Committee the Members resolved that they were 'minded to refuse' the planning application against Officer recommendation.
- 1.10 Where Decisions made by Committee are contrary to officer recommendation, the Constitution of the Council (October 2019 as amended) dictates that Members should ensure that *"the reason for a contrary decision should be clear and convincing and fully minuted"* (paragraph 48).
- 1.11 The Constitution continues at paragraph 49 that: *"in order to ensure an accurate minute of decisions contrary to officer advice, members should ordinarily make a resolution that they are minded to grant or refuse permission. When such a resolution is made, officers will report to the next committee on the proposed course of action and shall produce a written record of the proposed decision and reasons for adoption by the Committee"*. Paragraph 50 of the Constitution then places a requirement on Senior Officers to explain to the Committee the implications of a contrary decision before the decision is taken.

21 January 2021 – Planning Application Refused

- 1.12 In accordance with the Council's constitution the planning application was again considered by Planning Committee once more on 21 January 2021. Members then resolved to refuse planning permission against Officer recommendation.
- 1.13 The decision notice was issued on 28 January 2021 and the reasons for refusal comprised:
1. *"The proposed development would be unacceptable due to the resultant loss of amenity for the residents of No. 1 Deansgate and therefore contrary to guidance within the National Planning Policy Framework and inconsistent with policies SP1 and DM1 of the Core Strategy.*
 2. *The proposed development would represent overdevelopment of the site and would be unacceptable due to the negative impact on the heritage assets of St. Anns's Church, the Royal Exchange and the St. Ann's Square Conservation Area. Furthermore the negative impact of the development on surrounding heritage assets would not be outweighed by the public benefits of the proposal. The proposed development would therefore be contrary to guidance within the National Planning Policy Framework and inconsistent with policies SP1, EN3, CC9 and DM1 of the Core Strategy and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester"*.
- 1.14 A copy of the transcript from the Committee is enclosed at **Appendix A** for reference.
- 1.15 In light of the above, the applicant has sought to engage further with Senior Planning Officers and Members to address the above reasons for refusal, providing further justification for the scheme proposals. Furthermore, the proposed development has been subject to an independent heritage and design review by Montagu-Evans as described later in this Statement.

1 Introduction

THE SITE AND ITS SURROUNDINGS

The Site

- 1.16 The Site extends to circa 0.12 hectares (1,227m²) in area and fronts onto Deansgate to the west and St Mary's Gate to the north. 39 Deansgate is currently occupied by a nine-storey mixed-use building known as 'Speakers' House', constructed in 1963.
- 1.17 The existing building has a net area in the region of 3,754m² with accommodation arranged over ground, mezzanine, and eight upper floors. The ground floor comprises of 7 no. retail units extending to 1,116 sqm in area. The upper floor offices which extend to 2,638m² are partially occupied and generally characterised by shorter term leases with break clauses in place.

Site Surroundings

- 1.18 The Site is situated on a prominent corner plot located at the junction of Deansgate and St Mary's Gate on one of the City's busiest thoroughfares. It is bounded to the north by the junction of Deansgate and St Marys Gate where restaurants, retail units, a hotel and a residential development (No.1 Deansgate) are located. To the east of the Site are retail units and offices on St Mary's Gate and Exchange Square. To the south of the Site lies the Grade II* Barton Arcade which houses retail units, offices, and, a residential apartment. To the west of the Site lies offices and retail units with a NCP car park beyond.
- 1.19 The Site sits at the north western boundary of the St Ann's Conservation Area on the edge of the adjoining Parsonage Gardens Conservation Area. Furthermore, it immediately adjoins the Grade II* listed 'Barton Arcade'. The surrounding area is characterised by a number of landmark buildings including the Grade II listed Royal Exchange, which dominates the north eastern boundary of the Conservation Area. Situated in the heart of the designated area is the Grade I listed Church of St. Ann. The Grade II Listed Hayward Buildings is located on the opposite side of Deansgate, and the Grade I Listed Cathedral Church of St Mary is situated approximately 200m north of the Site.

Policy Context

- 1.20 In developing the strategy, consideration has been given to consultation previous undertaken by MCC in respect of the Ramada Complex Strategic Regeneration Framework (SRF), of which the Site forms part, together with other relevant policy guidance including:
- Localism Act 2011, the Town and Country Planning (local Planning) Regulations 2012;
 - National Planning Policy Framework (July 2021);
 - Planning Practice Guidance (March 2014, as amended); and
 - Manchester Statement of Community Involvement (June 2018).
- 1.21 The planning policy context is explored in greater detail in Chapter 2 of this Statement.

STATEMENT STRUCTURE

- 1.22 This Statement is structured into a number of sections:
- **Chapter 2 'Legalisation and Planning Policy Context'** - Provides an overview of the relevant legislation together with national and local policy guidance which has been taken into consideration;
 - **Chapter 3 'Consultation Strategy'** - Summarises the pre-application consultation undertaken by the Applicant;

1 Introduction

- **Chapter 4 'Consultation Feedback and Applicant Response'** - Outlines the feedback received during the pre-application consultation and the Applicant's response; and
- **Chapter 5 'Summary and Conclusion'** – Sets out a summary of the consultation exercise undertaken and indicates how the scheme proposals have been amended, where necessary.

2 Legislation and Planning Policy Context

- 2.1 This Chapter provides an overview of the relevant national and local policy guidance which has been taken into consideration.

LEGISLATION

The Localism Act 2011

- 2.2 The Localism Act received Royal Assent on 15 November 2011. One of its principal aims is to increase public participation in planning, giving members of the public a greater opportunity to influence development proposals. Of specific relevance is Part 6 'Planning' of Chapter 4 'Consultation' which sets out a requirement to carry out pre-application consultation.
- 2.3 Section 61W 'Requirement to carry out pre-application consultation', subsection 2 states:
- "The person must publicise the proposed application in such manner as the person reasonably considers is likely to bring the proposed application to the attention of a majority of the persons who live at, or otherwise occupy, premises in the vicinity of the land"*
- 2.4 Section 61X 'Duty to take account of responses to consultation' subsection 2 is clear that developers should have regard to responses received during consultation and decide whether this necessitates alterations to the Planning Application ahead of submission.

NATIONAL POLICY GUIDANCE

National Planning Policy Framework (July 2021)

- 2.5 The National Planning Policy Framework (NPPF), adopted in July 2021, sets out the Government's planning policies for England and how these are expected to be applied at a local level. The NPPF is a significant material consideration in plan making and decision taking.

Chapter 4 'Decision-Making'

- 2.6 Chapter 4 'Decision-Making' of the NPPF emphasises the importance of pre-application engagement and the 'front-loading' of Planning Applications in order to assist Local Planning Authorities (LPAs) in issuing timely decisions upon submission.
- 2.7 Paragraph 39 states that:
- "Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality preapplication discussion enables better coordination between public and private resources and improved outcomes for the community"*
- 2.8 Paragraph 40 continues, stating:
- "Local planning authorities have a key role to play in encouraging other parties to take maximum advantage of the pre-application stage. They cannot require that a developer engages with them before submitting a planning application, but they should encourage take-up of any pre-application services they offer. They should also, where they think this would be beneficial, encourage any applicants who are not already required to do so by law to engage with the local community and, where relevant, with statutory and non-statutory consultees, before submitting their applications"*
- 2.9 By submitting to undertake comprehensive pre-application engagement the NPPF at paragraph 41 considers that this will assist LPAs in *"issuing timely decisions, helping to ensure that applicants do not experience unnecessary delays and costs"*.

2 Legislation and Planning Policy Context

Planning Practice Guidance (March 2014, as amended)

- 2.10 The Planning Practice Guidance (PPG), originally published in March 2014 following the cancelling of majority of Government Circulars covering various planning matters. It is an accessible web-based resource that provides additional guidance on how to interpret national planning policy on a range of topics.

Consultation and Pre-Decision Matters

- 2.11 Of specific reference to this Statement is the 'Consultation and Pre-Decision Matters' section which sets out the process for efficient and inclusive consultation of Planning Applications. It states:

"Early and timely engagement between developers, statutory consultees and local authorities at the pre-application phase is important in helping to address issues and opportunities early on and avoid delays occurring at the formal application stage". (Paragraph: 013 Reference ID: 15-013-20190722)

Design: Process and Tools

- 2.12 The 'Design: Process and Tools' section also provides advice on effective community engagement and how it can guide the design of scheme proposals.
- 2.13 Effective community engagement on design is explored in Paragraph 19 (Reference ID: 26-019-20191001) which states that:

"It is important that local planning authorities or applicants demonstrate how all views are listened to and considered. Local planning authorities are encouraged to achieve this through representations in a published consultation statement. Where clear parameters are set it makes it clear to communities what scope there is for them to influence the design policies or scheme being developed.

Local planning authorities and applicants are encouraged to proactively engage an inclusive, diverse and representative sample of the community, so that their views can be taken in to account in relation to design. It is also important to consider maximising the opportunity for local communities to participate, such as working with established organisations or groups within the community and holding events at a time and location that are accessible. Language and presentation of design information is most effective when clear and straightforward".

- 2.14 Paragraph 20 identifies a range of tools that can be used to effectively engage local communities throughout the planning process including through exhibitions and digital methods.

LOCAL GUIDANCE

Planning and Development Statement of Community Involvement (June 2018)

- 2.15 The Planning and Development Statement of Community Involvement (SCI) was adopted by MCC in June 2018. The SCI describes how the Council will seek to engage with residents, businesses and other organisations in decision making on planning policy documents and planning applications as required by national guidance.

2 Legislation and Planning Policy Context

Chapter 9 'How you can comment on Planning Applications'

- 2.16 Chapter 9 'How you can Comment on Planning Applications' establishes that for significant development proposals the Council will encourage developers to consult with the community before they submit a planning application¹.
- 2.17 The SCI advises that:
- "Pre-application consultation is beneficial to both the community and the developer as it allows the developer to design a proposal which takes on board the opinions of the community. This will mean that there are likely to be fewer objections once an application is submitted"*².
- 2.18 The Council encourages that the format of developer consultation is discussed during pre-application discussions. The following methods are considered to be suitable, although will need to be tailored to the specific Application proposals:
- Letters sent to residents and businesses in nearby streets telling them what is proposed, how they can get more information and how they can give the developer their views
 - Public exhibition in an accessible location close to the development (e.g. library or supermarket) which tells the public about what is happening and gives them an opportunity to make comments
 - A website set up by the developer
 - Leaflets distributed to nearby streets and placed in facilities near the proposed developments which have a tear off slip for comments
 - Social media used by the developer to advertise the development and associated consultation events
- 2.19 The SCI requires that a record of consultation be submitted with the Planning Application so the Council can understand how comments have been incorporated into the final proposal.

Appendix 1 'Guidance on Developer-Led Early Engagement'

- 2.20 Further guidance for developers is provided in Appendix 1 of the SCI which sets out a series of best practice principles including:
- Developers should consider how they will best identify all stakeholders, bearing in mind the Council's need to satisfy its public sector equality duty when making planning decisions.
 - Ward members are well placed to know of local groups and have expertise and local knowledge about an area, local communities and community groups.
 - Our Planning Service can provide advice on arranging local ward member involvement at an early stage.
 - A range of methods should be used to suit a range of stakeholders' needs, which could include a website, letters, emails, social media, leaflets and questionnaires.
 - Developers should ensure that venues used, and the format of documents are accessible.

¹ Manchester Statement of Community Involvement, Manchester City Council, page 32 (June 2018)

² Manchester Statement of Community Involvement, Manchester City Council, page 33 (June 2018)

2 Legislation and Planning Policy Context

- Where consultation documents are lengthy, key messages should be highlighted and made available in a range of formats to suit stakeholders' needs. These should be written in clear, jargon-free language.
- Key policy issues should be clearly explained, particularly principles that are already established in existing policy. This will enable stakeholders to understand the reasons behind certain aspects of the proposals from the start.
- Information should be given to stakeholders about the timescale for the consultation, how comments should best be made, how they will be responded to and what the next steps will be.
- Sufficient time should be allowed for individuals and groups to understand the proposals and co-ordinate a response.

2.21 This Applicant appreciates the importance of effective engagement and has taken the above guidance into consideration when developing the consultation strategy articulated in the following Chapter.

RAMADA COMPLEX STRATEGIC REGENERATION FRAMEWORK

2.22 On 7 March 2018³, the Council's Executive endorsed, in principle, an updated SRF for the Ramada Complex, Deansgate, and requested that the Strategic Director undertake a public consultation in relation to it.

2.23 The SRF area also includes the site at 39 Deansgate to allow for the contribution to place-making, building setting and connections to be properly addressed.

2.24 As detailed in the Executives Committee Report dated 30 May 2018⁴ the Council issued consultation letter to 148 local residents, businesses, and stakeholders informing them about the public consultation, how to engage in the consultation process, and where to access the SRF.

2.25 The consultation closed on 21 April 2018, following a six-week period of consultation and a total of 5 responses were received to the consultation, as set out below:

- from individual residents
- 1 no. from Historic England
- 1 no. from Transport for Greater Manchester (TfGM)

2.26 The following matters were raised by consultees in relation to the wider consultation albeit that not all may be directly related to 39 Deansgate:

- General framework;
- Architecture and design;
- Building heights;
- Public realm;
- Connectivity; and

³ Manchester City Council, Executive Report, The Ramada Complex, Deansgate (7 March 2018)

⁴ Manchester City Council, Executive Report, The Ramada Complex, Deansgate (30 May 2018)

2 Legislation and Planning Policy Context

- Heritage

2.27 The report concludes that:

“The Ramada Complex is a key city centre site with significant potential to contribute towards the regeneration and growth ambitions of the city. It is a central location sitting in close proximity to the retail core and Medieval Quarter. Regeneration of the area and delivery of a mixed-use neighbourhood will support residential demand through the creation of a significant number of new high-quality homes, further enhance the visitor economy through the creation of a new hotel, and also facilitate the creation of a range of new jobs”.

2.28 In developing the scheme proposals, the Applicant has had regard to the consultation responses received to the wider SRF and has sought to ensure that these matters are suitable addressed as part of the submission.

3 Consultation Strategy

- 3.1 This Chapter sets out details of pre-application consultation undertaken by the Applicant in developing the scheme proposals.

APPLICANT PRE-APPLICATION CONSULTATION

- 3.2 Comprehensive pre-application consultation has been undertaken with key stakeholders (including existing tenants and local residents) during the preparation of the planning application. This section sets out the engagement that has been had with the following parties in developing the scheme proposals:

- Design Competition;
- Local Planning Authority;
- Elected Political Representatives;
- Historic England;
- Places Matter! Design Review;
- Greater Manchester Police - Design for Security;
- Electricity North West; and
- Local Businesses and Residents

Design Competition

- 3.3 In Spring 2018, a design competition was held by CBRE, on behalf of Kames Property Income Fund, to identify a preferred Architect to lead the design process at 39 Deansgate. At this stage, the Applicant sought to investigate the potential for office, residential or hotel use. A series of leading Architects were shortlisted including Sheppard Robson, Simpson Haugh, Feilden Clegg Bradley, TP Bennett and Oculus to present their visions for the site. Each of the Architects recognised the importance of this gateway site and the need for a landmark building with all looking to maximise the efficient use of the site. Following the comprehensive competition selection process Sheppard Robson were named as the architects to take the project forward based on a series of criteria. Further information on the design competition is included within the Alternative and Design Evolution Assessment accompanying this application.

Local Planning Authority

- 3.4 Extensive pre-application discussions have been held with Senior Officers at the Council to discuss the proposals as the scheme has evolved. A summary of pre-application discussions held is detailed below:
- **30th April 2019** – The design team demonstrated its understanding of the Site's important regeneration and historic context and identified a series of challenges and opportunities associated with its redevelopment. Following this, Sheppard Robson (Architects) presented a series of initial concept designs, building on the development principles set out in the Ramada Complex SRF, for discussion and further exploration.
 - **16th October 2019** – After a period of more detailed design work, informed by technical assessments, a preferred concept was presented to the Council. This was generally well received by Officers especially the 'crafted' design approach that had been pursued. Key considerations raised included:
 - that the Council would not support basement car parking provision and that this should be removed from the proposals;
 - that the building be sustainable and respond positively to the Council's Climate Change Declaration; and

3 Consultation Strategy

- that potential heritage impacts relating specifically to height and scale should be addressed through pre-application engagement with Historic England.
- During the meeting the consultation strategy and validation requirements were discussed and agreed with Officers.
- **7th January 2020** - Following public consultation on the emerging proposals, which closed on Thursday 12th December 2019, the project team took the comments received into consideration. The final pre-application meeting was held on 7th January 2020 where the outcome of the consultation was discussed with Officers and the final proposals were presented. The Council Officers continued to be supportive of the high quality 'crafted' approach subject to the submission of a comprehensive planning application that addresses issues of heritage, amenity, and public benefits.
- Officers reinforced the importance of this key gateway location at the intersection of St Mary's Gate and Deansgate and emphasised the vision for the junction that it becomes a 'place' in its own right, improving the perception of this part of the City.

3.5 The project team has taken the Council's advice into account whilst developing the scheme proposals. The design evolution, informed by technical and viability considerations, is detailed in the accompanying Planning and Tall Building Statement prepared by CBRE and Design and Access Statement prepared by Sheppard Robson Architects which support this Application.

3.6 Overall, Senior Officers have been supportive of the scheme proposals and the regeneration benefits that will be secured at this important Site within the City Centre.

Elected Political Representatives

Public Consultation Invitation Letter

3.7 All three of the local Ward Members for the Deansgate Ward were invited to attend the public consultation on 28th November 2019 with the supporting letter providing an outline of the scheme proposals. Unfortunately, due to other commitments none were able to attend to public consultation event.

Member Briefing – 22nd January 2020

3.8 In light of the above, on Wednesday 22nd January, a separate Member briefing session was held with Ward Members Cllr Johns and Cllr Jeavons to present the scheme proposals, provide an update on the public consultation event and answer any specific questions they had on the proposed development. The discussions centred around the following matters:

- How the proposals will be interpreted in terms of the Site's historic context, particularly in respect to Barton Arcade and St Ann's Church;
- The need to provide information on how the proposed roof terrace will operate and the potential for it to impact on residential amenity, albeit recognising that the roof space is an important asset for the office building;
- The importance of managing the construction period sensitively especially in relation to pedestrian safety, noise and amenity of local residents;
- Ensuring that sustainability is embedded within the scheme proposals; and
- Including tree planting where possible.

3.9 These matters have been taken into consideration and are addressed more fully in the accompanying Planning and Tall Building Statement.

3 Consultation Strategy

Historic England

- 3.10 On Wednesday 30th October 2019 a meeting was held with CBRE, Stephen Levrant Heritage Architects (Heritage Advisor), Sheppard Robson (Architect) and Historic England. The purpose of the meeting was to 'set the scene' describing the historic and regeneration context of the Site before moving on to present the design rationale and emerging scheme proposals.
- 3.11 Historic England were supportive in principle of the proposals and considered that a tall building would be acceptable at this key gateway location, subject to further detailed design works being undertaken. In terms of materiality, a clear preference was shown for metal cladding as opposed to a stone finish given the character of the surrounding area.
- 3.12 Whilst Historic England was broadly supportive, the project team were advised that a clear heritage justification for the proposals would need to be demonstrated including a narrative as to how the design team arrived at the preferred 17 storeys taking into account the Site's context.
- 3.13 In addition to discussing the emerging scheme proposals, the opportunity was taken to agree viewpoints for verified views which would inform the Visual Impact Assessment to be undertaken by Stephen Levrant Heritage Architects. These viewpoints are assessed in the accompanying Heritage Statement.
- 3.14 Subsequent to the initial meeting, the project team has been in regular correspondence with Historic England, providing additional information as the scheme has evolved. A formal pre-application advice letter was received, a copy of which is included at **Appendix B**, which confirmed that Historic England consider the level of harm resulting from the proposals to be less than substantial as defined in the NPPF and as such the proposed development should be weighed against the public benefits including, where appropriate, securing the Sites' optimal viable use. This is explored more fully in the accompanying Heritage Statement prepared by Stephen Levrant Heritage Architecture.

Places Matter!

- 3.15 The draft proposals were presented to the Places Matter! Design Panel comprising Tony Wyatt (Chair) - Heritage / Urban Design, Victoria Turner – Architect, Mushtaq Saleri – Architect and Murray Graham - Urban Design / Planning on 10th November 2019. Following a brief presentation by Sheppard Robson the panel asked a series of questions about the scheme and provided initial feedback on the draft proposals. A formal response letter was received on 26th November 2019, see **Appendix C**.
- 3.16 The Panel noted the importance of the site within the City Centre and the challenges associated with its redevelopment with heritage and townscape considerations (especially in respect to Barton Arcade and St Ann's Square Conservation Area) requiring a 'bespoke' approach. The design team acknowledged this and have taken an contextual and 'bespoke' approach as set out in the accompanying Alternatives and Design Evolution Statement.
- 3.17 The loss of key views of the Barton Arcade Dome currently afforded by the existing buildings set-back datum was a particular point noted by the Panel. As detailed in the Heritage Statement prepared by Stephen Levrant Heritage Architecture, looking southwards along Deansgate, the view of the glass dome is incidental and was historically, never designed to be seen at street level. It was reiterated that the architectural character of the glass dome is best appreciated from within the Barton Arcade, with additional key views from the entrance fronting onto St Ann's Square. This was adhered to within the Heritage Statement.
- 3.18 Other key matters raised can be summarised as follows:
- Impact of the proposed massing on the surrounding area including the Grade II* Listed Barton Arcade and St Ann's Square Conservation Area;

3 Consultation Strategy

- Question the façade articulation and merits of old ‘new’ approach together with the reclamation of the pavement;
- Focus attention on the base plinth and simplify the upper façade/ elevations, potentially investigating a simple glass box;
- Uncertainty as to whether the Site lends itself to an office use as the floorplates and core feel compromised. Potential to investigate alternative uses (in conflict with the SRF policy seeking to retain offices in this location);
- Panel would like to have seen the development journey and “what if” options to see just how the narrative emerged and if the project had tested a way to retain the view of the Barton Arcade dome; and
- Façade lacking the narrative that truly understands the intricacies and conservation elements of this Site and how to celebrate them. Barton Arcade is such a strong idiosyncratic building that attempting to pick up elements of it in the building dilutes this. A simpler, confident modern building might be a better approach.

3.19 The letter concludes that:

“A site of this nature requires you to celebrate the corner and fully embrace it, perhaps even by adding a new sense of the arcade, but in any event creating simpler and more bespoke massing and proposition. Your story needs to be told from the townscape analysis and you must find a compelling emerging narrative for this proposal.”

3.20 In response a detailed design narrative is provided in the accompanying Planning and Tall Building Statement, Design and Access Statement and Alternatives and Design Evolution Statement which fully articulates the design rationale informed by technical assessments and viability considerations. The design narrative presented for the proposals were, in our view, unfairly judged by the Panel.

3.21 The planning application demonstrates that the proposals “celebrate the corner”, embracing its historic and townscape context whilst responding to modern officer occupier requirements. The Applicant has sought to move away from the simpler ‘glass box’ approach advocated by the Panel in pursuit of a ‘crafted’ building that provides a ‘confident’ structure for this important gateway location. This accords with discussions with Senior Planning Officers.

3.22 Overall, the proposals are of high architectural quality and will contribute towards the regeneration and growth ambitions of the City, facilitating a range of economic, social and environmental benefits.

Greater Manchester Police Design for Security

3.23 Prior to the submission of the Planning Application, the project team consulted with Greater Manchester Police Design for Security to ensure that the scheme proposals could incorporate any necessary recommendations contained in the Crime Impact Statement (CIS).

3.24 The CIS confirms that proposed development is considered acceptable and can be supported subject to the inclusion of:

- Robust control of access in/and around the buildings;
- Inclusion of access controls to back of house (BOH) and store rooms; and
- Fob access to the cycle store to be monitored and fobs issued to genuine cyclists.

3.25 The Applicant has sought to incorporate these recommendations and welcomes the suggested planning condition to secure the physical security specification listed.

3 Consultation Strategy

Electricity North West

- 3.26 Early in the process the project team identified that the electrical supply to the Site, currently supplied via a Substation under the existing car park access ramp, represented a risk that could potentially impact upon the scheme design.
- 3.27 In light of this, in March 2019 the project team liaised with the statutory provider Electricity North West (ENW) to understand its current capacity and to identify any potential complications associated with the proposals.
- 3.28 ENW quantified it as a Network Substation that serves the local area and, as requiring upgrading to meet increased demand. Following pre-application discussions, a strategy has been put in place that involves building a new Network Substation next to the old one so that commissioning/decommissioning can occur simultaneously. Once decommissioned, the old Substation will be replaced by a new transformer for the proposed development.
- 3.29 This work can occur concurrently with the main building works due to a novel structural method whereby the accommodation above is 'hung' from the main structure and does not interface with the stand-alone Substations.
- 3.30 In June 2021 ENW were again engaged with and confirmed that the original solution proposed is still acceptable.

Local Businesses and Residents

- 3.31 A public consultation exercise was undertaken, including public consultation drop-in session held on 28th November 2019, to present and explain the emerging scheme proposals to existing tenants, local businesses and residents. A synopsis of the approach taken is described below.

Publicising the Public Consultation Drop-in Session

Invitation Leaflet

- 3.32 In publicising the consultation drop-in session, an invitation leaflet (**Appendix D**) was distribute in the post to circa. 700 property as shown on the agreed distribution area shown on figure 3.1 below.

3 Consultation Strategy

Figure 3.1 – Consultation Distribution Area



Source: Google maps

- 3.33 The invitation leaflet provided details on the date, time and venue for the consultation drop-in session together with contact details for the project team.

Letter to Ward Members

- 3.34 As previously noted, individual letters were issued to all Ward Members (**Appendix E**) advising of the consultation event and inviting them to attend to discuss the scheme.

Notification of Tenants

- 3.35 Emails were sent to a representative of each of the existing tenants advising them of the consultation drop-in session and providing contact details for the project team should they have any queries. Discussion have been ongoing with existing tenants regarding the proposals.

Press Releases

- 3.36 In order to publicise the event further and reach a maximum audience, a press release (**Appendix F**) was issued on Thursday 21st November 2019 and was featured by the following local media outlets:
- Place North West 'Kames reveals 17-storey Manchester Office Plan' published on Thursday 21st November 2019;
 - Manchester Evening News 'First look at the 17-storey glass building that could soon be on Deansgate' published on Thursday 21st November 2019; and
 - Insider Media 'Plans to be unveiled for 17-storey tower' published on 22nd November 2019

- 3.37 A range of comments were made in relation to the scheme proposal with many supporting the redevelopment of the existing building on Site.

Consultation Posters

- 3.38 On the day of the event direction posters advertising the consultation (**Appendix G**) were placed at the entrance to 39 Deansgate and outside the event venue.

3 Consultation Strategy

Public Consultation Event

- 3.39 On Thursday 28th November 2019, a public consultation drop-in session was held between 3pm and 7.30pm in a vacant first floor suite at 39 Deansgate. A building manager was present during the event to ensure that reception was manned at all times providing assistance to attendees requiring the use of wheelchair lifts and elevators.
- 3.40 The project team in attendance comprised representatives from CBRE, (planning consultants) Sheppard Robson (Architects) and Stephen Levrant Heritage Architecture (Heritage Advisors).
- 3.41 A copy of the consultation boards detailing the draft scheme proposals are attached at **Appendix H**. Members of the design team were on hand at all times to assist and answer any questions consultees had.
- 3.42 In total 38 no. people comprising a mix of local residents, existing tenants, local business owners and other interested parties attended the event.

Consultation Feedback

- 3.43 At the consultation drop-in session consultees were encouraged to complete feedback forms (**Appendix I**) and provide their views on the draft proposals. For those who required more time or wanted to complete after the event an online version of the form was made available on the dedicated project website <https://www.cbre.co.uk/services/investors-and-developers/planning/39-deansgate>, a screenshot of which is included at **Appendix J**, until Thursday 12th December 2019 (2 weeks following the event). Copies of the consultation boards uploaded to the website following the event for those who were unable to attend or wished to review the proposals again.
- 3.44 A dedicated project email address (39deansgate@cbre.com) was set up and publicised on the invitation, boards and website so local businesses and residents could submit feedback directly and ask any questions they may have had.

4 Consultation Feedback and Applicant Response

- 4.1 This Chapter outlines the feedback received during the pre-application consultation and provides the Applicant's response.

CONSULTATION FEEDBACK

Responses Received

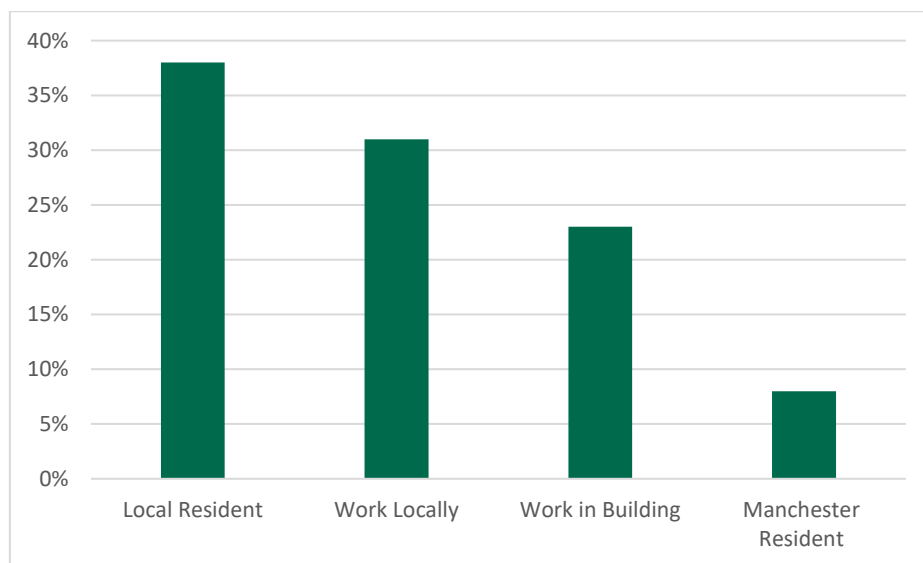
- 4.2 Following the drop-in session on Thursday 28th November 2019 the public consultation remained open for people to provide comments or ask questions using the methods outlined above until 12th December 2019.
- 4.3 Of the 38 no. people who attended the event, 8 no. completed hardcopy feedback forms on the night with a further 5 no. being received electronically through the website. Emails were also received from 2 no. respondents.
- 4.4 All responses received during the consultation period have been taken into considered by the project team in finalising the scheme proposals prior to submission of the Planning Application.

Analysis of Feedback

- 4.5 A synopsis of the feedback received in respect of the questions posed is provided in turn below:

Q1. Please describe your interest in 39 Deansgate

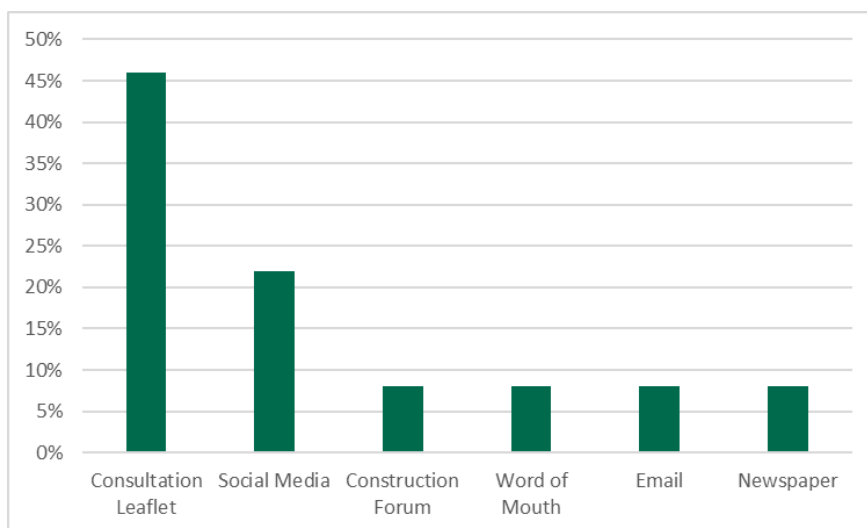
- 4.6 Of those who responded to the consultation, 38% were local residents, 31% worked locally, 23% currently worked in the building with the remaining 8% being Manchester residents.



4 Consultation Feedback and Applicant Response

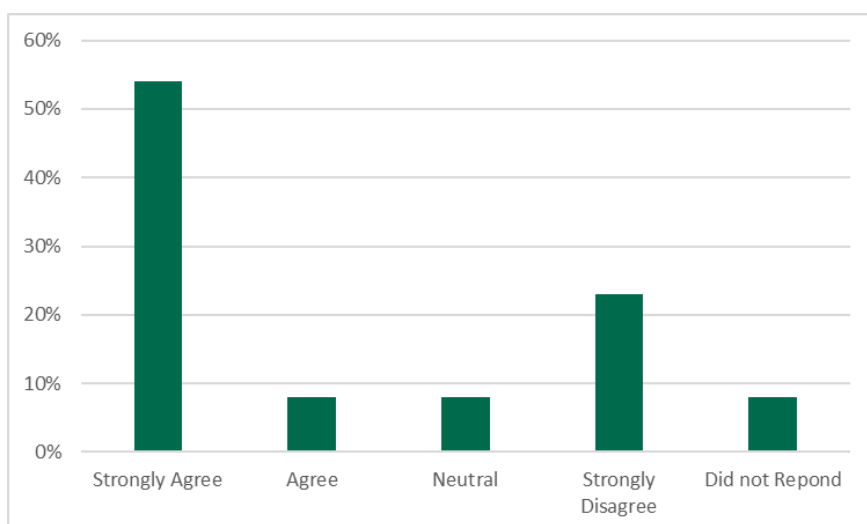
Q2. How did you find out about today's consultation event?

- 4.7 The majority of respondents (46%) heard about the event from the consultation leaflet that was circulated locally advertising the session.



Q3. Do you believe that the regeneration of this key gateway site will have a positive effect on Manchester City Centre?

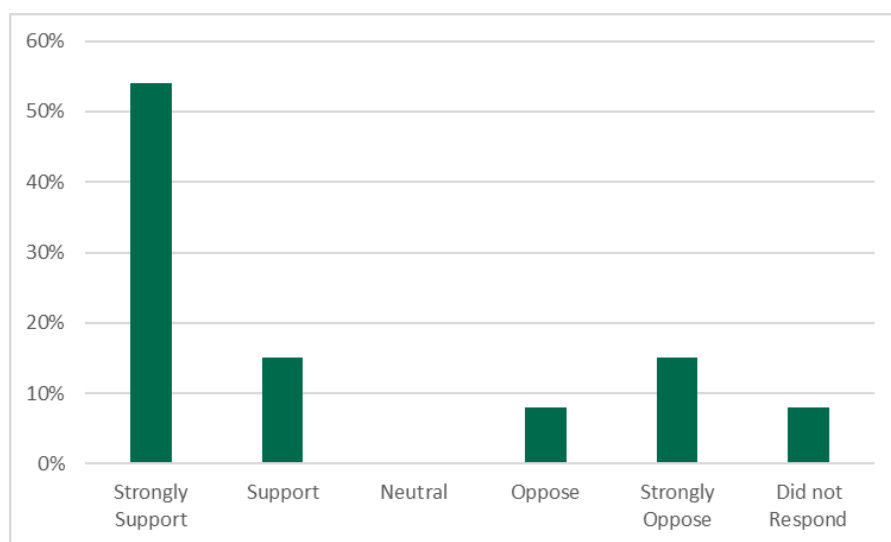
- 4.8 In response to this question 54% of respondents strongly agreed that the regeneration of the site would have a positive effect on Manchester City Centre against 8% who agreed, 8% who were neutral, 23% who strongly disagreed and 8% who did not provide an answer.



4 Consultation Feedback and Applicant Response

Q4. What are your opinions of our proposals for the Site?

- 4.9 The majority of respondents support the proposals with 54% strongly supporting and 15% supporting respectively, totalling 68%. Of those who opposed 15% strongly opposed and 8% opposed equating to 23% in total. 8% did not respond. It was noted that the objections received were largely from residents of No. 1 Deansgate opposite the Site.



Q.5 Do you have any further comments you would like to make on the draft proposals?

- 4.10 Table 4.1 provides a summary of the comments received in respect of the scheme proposals through feedback forms, online submissions and email. Comments together with the Applicant's response have been ordered thematically for ease of reference.

Table 4.1 – Summary of Consultation Feedback

Item	Consultation Feedback	Applicant Response
	Design	
1	One respondent considered the existing building to be tired and lack in key infrastructure such as fibre internet.	The proposed scheme would be developed to Category A standard and has been designed to meet market aspirations for new office space as detailed further in the accompanying Planning and Tall Building Statement.
2	One respondent liked the overall look of the scheme and considered that it would fit in well with the surrounding area whilst offering something "fresh".	The project team has taken a contextual approach to the proposals to ensure that it makes the most of this important gateway location within the City Centre.
3	One respondent liked the materiality and rationale for the building. Acknowledged that it is a tricky site to development that the building would seem to blend in with the surrounding architecture.	
4	One respondent stated that it was " <i>great to see the strong influence of the Barton Arcade whilst still creating a practical, modern office building</i> ".	The adjacent Barton Arcade is an important Grade II* Listed Building. As such, careful consideration has been given as to how the proposed scheme positively responds to it surrounding heritage context whilst ensuring that the proposed development can contribute to the City's economy and generate regeneration benefits.

4 Consultation Feedback and Applicant Response

5	One respondent considered that the proposal does not fit in with the aesthetics of the rest of Deansgate between St Mary's Gate and Great Bridgwater Street. They continued that there is no building as tall, and no building as tall which fronts directly onto the pavement. They believed that the unique look and feel and architectural aesthetic of Deansgate would be adversely affected by this proposal.	The evolution of the design has taken into consideration the local context, in particular the Grade II* Listed Barton Arcade, St Ann's Conservation Area and surrounding listed buildings. A number of massing tests were carried out early-on in the process and shared with Manchester City Council and Historic England for feedback. A number of buildings are of scale in the vicinity (i.e. No.1 Deansgate is 17 storeys, whilst the permission (albeit lapsed) on the Ramada Complex was for up to 35 storeys) and the proposed development is reflective of the changing City Centre context. The proposed design has been reviewed by the Council and Historic England and there is broad support for a building of this scale at the Site subject to other policy considerations.
Privacy/ Proximity		
6	One respondent stated that local residents in No 1 Deansgate would totally lose their privacy. They believed that all floors in the section of No 1 Deansgate which overhangs on to St Mary's Gate would be directly overlooked and looked down on and into by floors from approximately level 6 to 17 in the proposed development. It was noted that the tall tower of the current building is set back with the new building rising directly from the street line. The advised that balconies of No 1 Deansgate do not have blinds and therefore privacy would be directly affected and lost.	It is acknowledged that residents with apartments within No.1 Deansgate facing the Site will experience a change in outlook following the development of the scheme. Consideration has been given to proximity of the proposals to No.1 Deansgate and the potential impact on privacy. In determining the potential impacts on privacy of local residents, the separation distances between the proposed development and No.1 Deansgate, opposite across St Mary's Gate, have been measured. At the narrowest point, from the face of the angled upper residential block to the north east corner of the Site, the interface distance measures 16.3m. At its widest the separation distance stands at 18.75m. Whilst it is appreciated that the outlook for residents with apartments facing the Site will change the proposed separation distances are considered to be acceptable for the following principal reasons:
7	One respondent considered No 1 Deansgate to be a landmark building which was built as part of the IRA bomb reconstruction of Manchester. They stated that it is a striking and unique design with a glass tower overhang onto St Mary's Gate which means that any building at 39 Deansgate is much closer to No 1 Deansgate than it would be to a conventional building. They believed it would overshadow, greatly impinge and hide the uniqueness of No 1 Deansgate.	<u>Proposed Use</u> The proposed offices on the upper floors will predominately be in use during working hours Monday to Friday, as opposed to evenings and weekends, and would not be facing directly on to bedrooms. Furthermore, views of the living areas would be obscured by the existing balconies external glazing and any internal blinds fitted within the apartments. The proposed office building will also be fitted with solar blinds to further limit any potential issues associated with privacy. <u>Technical Assessment</u> The Planning Application is supported by a comprehensive Daylight Sunlight Assessment which demonstrates that the proposals are acceptable in planning terms. <u>Regeneration Benefits</u> The Site has been identified as key regeneration opportunity in the City and an appropriate location for new development. The proposals would result in the efficient re-use of a prominent brownfield site that current detracts from the aesthetic of the surrounding area, creating a high-quality new addition to the City's skyline. The proposed development will meet a demand for Grade A office space in the City Centre and will positively contribute to achieving economic growth aspirations set out in the Manchester Strategy. <u>Precedents</u> As part of the recent Oxford Road Corridor Strategic Regeneration Framework Guidance (dated September 2019) the Council confirmed that minimum distances between development blocks of between 15m and 18m on secondary routes would be acceptable in principle. Furthermore, whilst it is acknowledged that in this instance the question of separation distances relates to office and residential uses (rather than the more sensitive residential to residential), the Manchester Residential Quality Guidance (March 2017) identifies the need to balance the desire for sufficient residential privacy against site context.

4 Consultation Feedback and Applicant Response

		It advises that “while the norm is for a back-to-back distance of 20m, this can be restrictive and a reduction may be appropriate where facing issues are compatible, there remains a sufficient amount of daylight and residents enjoy a sense of space without feeling overcrowded. This approach is borne out of various recent Council planning decisions including at 36 High Street (ref. 121375/F0/2018) where the minimum distance between buildings across Birchin Lane was approximately 10m. In summary, the benefits of the proposed scheme to redevelop this prominent gateway site in the City Centre into a distinctive landmark office building of high architectural merit, in accordance with the Council’s strategic policy aims, need to be balanced against any potential impacts on the privacy of residents at No.1 Deansgate. Overall, taking into account the findings of the submitted Daylight Sunlight Assessment and the prevailing separation distances, which exceed those identified as acceptable elsewhere by the Council, the proposed development is considered to be acceptable in planning terms with regard to privacy
	Sunlight, Daylight	
9	One respondent considered that the size and proximity of the proposal will block out light to No 1 Deansgate. They continued that the purpose of a glass building is to maximise light – one of the key architectural features of the building will be lost.	It is acknowledged that due to the scale and massing of the proposed development there will inevitably be a degree of change to the levels of surrounding natural daylight. Particular attention has been paid to residential apartments at No. 1 Deansgate facing the Site which will be more sensitive to change. <u>Daylight/ Sunlight Assessment</u>
10	One respondent thought that the proposed building will block a lot of natural light from No1 Deansgate and Market Street if built to the proposed height. In their opinion they think it would make that corner really claustrophobic. Whilst they don’t have a view that wasn’t considered an issue, but that light was.	In order to determine the impacts of the proposals on local daylight/ sunlight levels an assessment has been undertaken by GIA. The assessment was undertaken using methodologies set out within the Building Research Establishment (BRE) Guidelines entitled ‘Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice’. No. 1 Deansgate, which is situated to the north of the Site, has been considered as part of GIA’s assessment.
11	One respondent felt that the proposals would significantly compromise the existing cityscape together with the daylight, sunlight and amenity of existing local residents in extremely close proximity	The assessment concludes that No.1 Deansgate will be fully compliant with No Sky Line (NSL) daylight and Annual Probable Sunlight Hours (ASPH) sunlight with the proposed development in place. In terms of Vertical Sky Component (VSC) daylight five rooms fall marginally short of the target reduction of 20%. These rooms are dual aspect living kitchen dining rooms, with one room on each floor between the fourth and eighth floor falling marginally short of BRE targets (i.e. between 21.4% and 24.8%). However, these rooms still achieve a good VSC level for a City Centre and are just outside the 20% reduction states as being noticeable. In light of the above supplementary Average Daylight Factor (ADF) tests have been undertaken based on detailed floor plans of No.1 Deansgate. All rooms within No. 1 Deansgate will meet the 2% ADF target with the five rooms falling marginally short of the VSC targets achieving between 7.2% and 8.4%. The proposed development will be very similar in height to No. 1 Deansgate. In order for the proposed development to match the scale and mass of the existing residential building, deviations on the published BRE targets are expected. Overall, GIA considers the proposals to be acceptable in daylight/ sunlight terms.

4 Consultation Feedback and Applicant Response

Scale and Massing		
12	One respondent, although supportive of the redevelopment of the site, believed that the draft proposals are of an inappropriate scale and mass for the site in the context of the city block.	Significant consideration has been given the proposed scale, massing and height of the scheme taking into account its immediate context and informed by technical assessments. As acknowledged in the Ramada Complex SRF, the junction of Deansgate and St Mary's Gate forms an important gateway into the City Centre that creates opportunities for height where long-distance views across the City Centre culminate. This view has been supported by Historic England during pre-application discussions who conclude that the height of the proposed development is considered to be broadly appropriate in this location.
13	One respondent considered that the scale of the development had no consideration given to the local environment and local residents.	In order to break up the massing and create visual interest to the skyline and facade, a number of façade interventions were explored within the massing of the block. The base proportion responds to the pre-dominant four-five storey eaves datum in order to tie into the existing street scene. The proposed plan also steps out beyond the existing building line on Speaker's House in order to re-establish the continuous frontage along Deansgate, re-emphasising the strong urban grain which is characteristic of the area. At street level, chamfering the corner of the Northern retail unit will alleviate any potential bottle necking to the intersection of Deansgate and St Mary's Gate.
14	One respondent considered that the building as proposed is too high.	The Applicant has prioritised a high-quality, 'crafted' facade. Articulation and character are achieved through facade proportion and careful detailing. Though the main facade is primarily composed of slender, repeating elements, the base condition breaks this rhythm with the horizontal members subtly referencing the arch form common to Barton Arcade. At third floor level, angled glazing picks-up on the character of the surrounding roofscape. The appropriateness of the height has been tested through Townscape and Visual Impact Assessment prepared by Planit-ie which concludes that once operational the proposed development will have a beneficial townscape and visual impacts on certain views within the City Centre together with Site Character. A Heritage Assessment has also been undertaken in support of the scheme proposals which concludes that the proposals will make a positive contribution to the vitality of this part of the city centre and therefore enhance the character and distinctiveness of the setting of the identified heritage assets surrounding the Site. Consequently, it finds that the proposed development is demonstrably consistent with the desirability of new development making a positive contribution to local character and distinctiveness and therefore accords with the requirements of the NPPF, paragraph 192, giving rise to significant regeneration benefits, including; the bringing back into full economic use the Site within a strategic employment area and significant enhancements to the streetscape. The appropriateness of the proposed height has also been tested. The proposals are broadly comparable in height to No. 1 Deansgate located opposite, with the scheme being circa. 7.5 m taller. A range of alternatives have been considered, including some taller propositions, and it is considered that the height of the development as proposed is viable and secures a number of regeneration benefits whilst also respecting its context.
Amenity		
15	One responded highlighted that the building is on the opposite side of St Mary's gate which is already a narrow street.	The frontage / pedestrian street along St Mary's Gate will not be impacted by the development once operational however, it is acknowledged that there may temporary impacts associated with the construction phase. These will be mitigated as far as practicable in the Construction Management Plan and through working in coordination with the selected Contractors.
Loss of Views		
16	One respondent felt that the impact on residents enjoying a cityscape view from one of Manchester landmark buildings would be destroyed.	It is acknowledged that the views from apartments looking south facing the proposed development will be compromised to some degree. However, as noted above, a considerable amount of technical and viability work has been undertaken to inform the proposals.

4 Consultation Feedback and Applicant Response

		The Site is situated within a prominent SRF area within the City Centre which is a dynamic environment, subject to change. It is acknowledged that the proposals will alter views from apartments facing the Site but weighing the scheme in the balance it is considered that these limited impacts will be offset by the wider benefits that will be generated by the scheme. Notwithstanding the above, it is acknowledged that the loss of existing views from apartments at No. 1 Deansgate will have an impact on certain residents. However, it is important to note that in determining the Planning Application, loss of a view cannot be taken into account as a material consideration.
	Economic Benefits	
17	One respondent supported developments which add to the economy of the City.	Noted. The proposed development will generate a number of economic benefits including, but not limited to: • Creation of 227 gross construction jobs over the 30-month construction period; • Accommodation of circa. 1,000 workers once operational; • Generation of £2.4m (gross) in business rate payments to the Council once fully operational; and • Increase in local spend from occupiers of £2.16m per annum (gross).
	Other	
18	One respondent sought to compensation for any loss of value to property	Loss of property value is not a material planning consideration in the determination of planning applications.

ORIGINAL PLANNING APPLICATION DETERMINATION

- 4.11 Following submission of the original application in February 2021 a series of representations were received from neighbouring residents at No.1 Deansgate and Barton Arcade. There were two rounds of statutory notification. There were 8 no. objections and 1 no. group objection from a company representing 43 apartments in No. 1 Deansgate to the first and 13 no. objections and 1 no. group objection to the second. Councillor Johns also objected.
- 4.12 These comments are well documented in the Committee Report dated January 2021 (**Appendix K**) as are the Applicant's responses. The following additional information was submitted to address comments received from statutory consultees and local residents, principally from No.1 Deansgate:
- Schedule of Public Benefits;
 - Wind Microclimate Study analysing the impact on the louvres of No. 1 Deansgate;
 - Updated Townscape and Visual Impact Assessment;
 - Schedule of consultation responses; and
 - Agreement to include manifestations on the windows facing on to the Barton Arcade lightwell.
- 4.13 Despite Officer recommendation to approve, Members of the Planning Committee raised a series of matters during determination (see **Appendix A**) and refused the application for the reasons set out in the decision notice dated January 2021.

RESUBMISSION ENGAGEMENT

Independent Design/ Heritage Audit

- 4.14 Following the refusal at Planning Committee in January 2021 against Officer recommendation, the Applicant instructed Dr Chris Miele, Partner at Montagu Evans (ME) in London, who is a chartered town

4 Consultation Feedback and Applicant Response

planner specialising in all forms of sensitive land, with particular expertise in the historic environment and the planning of tall buildings, to undertake an independent audit of the scheme proposals in order to determine whether or not the view of the committee was warranted. In summary, Dr Miele considers that any harm is limited, and in relation to some of the assets there is a case for a conclusion of no harm, having regard to context as a whole. It is Dr Miele's view that the proposals "*represent very high quality architectural and urban design*" and would deliver "*significant townscape enhancements including to the townscape of the CA and the setting of the arcade. This outweighs any harm, in my opinion, and as a matter of judgment*".

- 4.15 Subsequent to this independent view, ME were instructed by the Applicant to provide additional heritage advice supplementing the original Heritage Statement prepared by Stephen Levrant Heritage Architecture (January 2020). This is included as part of the re-submission pack.
- 4.16 ME broadly agree with the history and significance of the heritage assets as outlined in the SLHA report and the TVIA submitted with the application. For most of the heritage assets identified in the original assessment by SHLA, ME agree with the conclusions made on the impact of the proposed development. There are, however, some assets where the assessment is not aligned and where new assessments are provided. These assets include Barton's Building including the Barton Arcade (Grade II*), No 16, 18, 20 and 22 St Ann's Square (Grade II) and the Parsonage Gardens Conservation Area.

MCC Officers

- 4.17 Further meetings have been held with Senior Planning Officers at MCC subsequent to the refusal on 27th May 2021 and 30th July 2021. The purpose of these meetings was to discuss the Applicant's approach to addressing the concerns of neighbouring residents at No.1 Deansgate and Ward/ Committee Members and to agree re-submission application requirements. Officers reaffirmed the importance of this key gateway regeneration site and remained supportive of the scheme in policy/ regeneration terms.

Local Representatives

- 4.18 Emails were sent to local representatives Cllr Johns and Cllr Jeavons on 13th July 2021 seeking a meeting to discuss the re-submission application and how previous comments had been taken into consideration. A meeting at 39 Deansgate was proposed in order to give Members a better idea as to the current challenges associated with the building and the Applicant's proposed design response.
- 4.19 A response was received from Cllr Johns on 5th August 2021 confirming that he would welcome a discussion but would not be available to meet until the end of August/ early September. Cllr Johns enquired as to whether the project team would be willing to meet local residents to discuss their concerns on an open basis seeking to respond to their views. CBRE agreed to discuss the proposals further with representatives of local residents however, to-date a meeting is still to be arranged.

Additional Submissions

Alternatives and Design Evolution

- 4.20 A further piece of work has been undertaken to describe the design evolution process and the rationale for the proposals in more detail. In addition the submission of the Alternatives and Design Evolution Statement further viability evidence will be provided in response to specific comments made by neighbouring residents and Members of the Committee. This demonstrates, as previously articulated by the Applicant, that the amount of accommodation proposed is necessary to deliver the benefits of the redevelopment. Ultimately, there is no viable alternative for the redevelopment. Thus, the effect of not pursuing the development is to leave the site in its current poor state, detracting from the setting of the important listed arcade and the townscape generally.

4 Consultation Feedback and Applicant Response

Economic Benefits

- 4.21 In light of the covid-19 pandemic and specific comments made by Ward members, further detailed work has been undertaken. An Economic Impact Assessment prepared by Ekosgen has been submitted in support of the re-submission application to highlight the most up-to-date benefits associated with the proposed development.

CGI's

- 4.22 Additional CGI's have also been provided to better illustrate the detailing of the proposed development and how it responds positively to its surroundings.

5 Summary and Conclusion

- 5.1 A comprehensive pre-application consultation exercise has been undertaken by the Applicant to inform the emerging scheme proposals. Further information accompanies this application to address comments raised by local residents and Members.

PRE-APPLICATION CONSULTATION

- 5.2 As part of the Applicant's commitment to consultation, the development proposals have been subject to formal and informal discussions with key stakeholders including:

- Design Competition;
- Local Planning Authority;
- Local Elected Representatives;
- Historic England;
- Places Matter! Design Panel;
- Greater Manchester Police - Design for Security;
- Electricity North West; and
- Local Businesses and Residents

- 5.3 Pre-application consultation has been carried out in accordance with the Localism Act, national guidance set out in the NPPF and PPG, and local guidance contained in the Manchester SCI.

- 5.4 A public consultation drop-in session was held on Thursday 28th November 2019 in order to engage with existing tenants, local businesses and residents. A total of 38 people attended the event with 13 responses received. The majority of feedback received was positive although it is acknowledged that concerns were raised by a number of residents from No.1 Deansgate, adjacent to the Site.

AMENDMENTS MADE FOLLOWING CONSULTATION FEEDBACK

- 5.5 The Applicant has taken into consideration all comments received during the pre-application consultation with the Council, statutory consultees and local residents/ businesses and has made a series of alterations to the emerging scheme proposals through the pre-application process. In summary, these include:

- Reduction in height from 20 storeys to 15 storeys over ground and mezzanine (17 storeys in total);
- Removal of car parking spaces from the basement and addition of cycle storage facilities accessed via a dedicated ramp;
- Choice of a tonal aluminium façade treatment instead of stone cladding;
- Creation of a blue/ green roof to enhance biodiversity and manage surface water drainage;
- Incorporation/ provision of street trees and enhancements to the surrounding public realm (to be agreed by s278 Agreement);
- Restriction of hours of use of roof terrace to limit potential impacts on surrounding residential amenity; and
- Inclusion of manifestations on windows facing into the Barton Arcade lightwell.

CONCLUSION

- 5.6 The Applicant has had regard to comments raised in respect of the proposed scale, design, townscape and impact on amenity. Whilst it is appreciated that the proposed scheme will invariably have an impact

5 Summary and Conclusion

on the surrounding area, including on the amenity of apartments within No.1 Deansgate which face the site, it is still considered that the significant regeneration benefits that would be secured by the proposed development would weigh substantially in favour of the scheme. Furthermore, the viability evidence to be submitted demonstrates, as previously articulated by the Applicant, that the amount of accommodation proposed is necessary to deliver the benefits of the redevelopment. Ultimately, there is no viable alternative for the redevelopment. This is explored more fully in the accompanying Planning and Tall Building Statement and other supporting technical assessments.

- 5.7 Further meetings have been offered to Ward Members, and by extension neighbours in No.1 Deansgate/ Barton Arcade, however these have yet to take place. The Applicant will seek to maintain active dialogue as appropriate and will monitor the statutory consultation process to be undertaken by the LPA closely, providing additional clarifications and responses to the resubmission application as required.

APPENDICES

A Transcript of Committee Meeting 21st January 2021

TRANSCRIPT OF PLANNING COMMITTEE 21 JANUARY 2021

SPEAKERS HOUSE, 39 DEANS_GATE, MANCHESTER, M3 2BA (REF. 126328/FO/2020)

Speaker	Committee Comments
Cllr Curley (Chair)	Next item on the agenda is Item 7— Speaker House, 39 Deansgate again it's in the Deansgate Ward. Over to you Mr Roscoe
Mr Roscoe - Planning Officer	Thanks Chair, Chair we've had a further letter of support from someone who refers to it as a wonderful development. Chair in response to the Committees minded to refuse, we've produced two reasons for refusal. First is based on residential amenity, we think that's a particularly weak reason Chair, because this committee previously approved schemes where the impacts on residents would be similar to those that are presented in this instance but we have produced a reason there for you, but we do think that's weak. There is a second reason based around heritage and it's based up on the issue that Historic England raised regarding the views of the building over the Townhouses within St Ann's Square and I must remind you and this is set out in the report that Historic England did see that as less than substantial harm and therefore the test in the NPPF and Planning Law is that we need to look at whether that harm is outweighed by the public benefits of the scheme, the view of Officers is that it is, but obviously members might take a different view to that Chair. Thank you.
Cllr Curley (Chair)	Thanks very much Dave. Thanks Mr Roscoe thanks for that. Now do we have, in fact we do have people to speak on this. My machine is not is not working very well. Andrew, do we have objector. Yes, we do.
Andrew Woods — Governance & Scrutiny	The objector is Roisin Sally and we have got the applicant who is Niall Allcock
Cllr Curley (Chair)	Okay, Roisin you're next please
Roisin Sally — Neighbour Objector	Can you hear me ok? Thank you for listening at the last meeting and for your unanimous support in minding to refuse the application and the opportunity to speak again and I hope you'll stand by your discussion this month. To recap objections were sent from 13 individuals and the 1 Deansgate Rights Manage Company on behalf of 43 households over 100 people. Our objection is that this is not appropriate building for this site due to its height and mass. These impact detrimentally on the conservation area in which the site sits and also in the residential amenity of nearby homes. Cllr John said at the last meeting that we do not object to the redevelopment of the site per say, just this proposal and we'd be happy to engage about the future of the site moving forward. Although to date nobody has been in touch with us about that comment. Firstly, Heritage assets — the proposal will destroy the low to mid-level roof line of the St Anne's conservation area which has to date been preserved and will totally dominate the Royal Exchange Clock Tower. The Council acknowledges this had an adverse impact on views, so by definition is admitting it diminishes the experience and appreciation for these heritage assets. The proposal will mean loss of street views of Barton Arcade's brickwork, chimney's and ironwork. The value of this Grade II asset to the public would be diminished. On Deansgate between St Marys Gate and Great Bridgewater Street the low to mid-level roof line has been maintained. Where that are taller buildings, these have been set back, so preserving the symmetry of street and roof line. This proposal will destroy that. Previous developments in and around the St Anne's Square Conservation Area and on Deansgate have been done in sympathy with the surrounding buildings and heritage assets. We believe this is not the case with this proposal and that its height and mass represent over development of the site in recommending approval, the Council is also veering from its own Tall Building's Policy in a conservation area. So, secondly the impact on nearby homes — this proposal causes a direct harmful effect on our lives through loss of residential amenity. The proposed commercial height and mass will mean a loss of existing residential privacy and light at a very close proximity, down to 16 metres. To long term city centre residents, this is unacceptable. No 1 Deansgate is a fully glazed residential building and the balconies are an extension of the living area. They don't have blinds therefore allow direct, uninterrupted views into our homes. If built all facing homes will be directly over looked by every floor in the new opposite commercial development, 24/7, 365. It would be possible to look through the balconies straight into all living accommodation, including bedrooms. This is a major loss of privacy into our very personal spaces. The major purpose of glazing is to let light in, the proposed development will reduce the light, both by its shadow and by residents forced to use their internal blinds for privacy. Making homes significantly darker. Although the Council says that low and reducing light levels are not unusual in the city centre, we believe the unique glaze design of No 1 Deansgate doesn't justify such a race to the bottom.

	Finally, I would just like to talk again about the Council's Framework SO6 which seeks to ensure the city is inclusive and attractive to residents, workers, investors and visitors. We think all these stakeholders have an investment role in Manchester's post Covid recovery and are partners in sustaining Manchester's successful residential and office balance. For the investor, 39 Deansgate a site where they want to maximise their profit and return on their investment by building as big a building as physically possible. Workers and visitors contribute financially, leaving at the end of their day or visit. Homeowners, such as myself are here 24/7, we've made a strong personal commitment to Manchester, investing financially and socially, so playing a key role in continuing vitalisation of the city. There are people in my residential block, including myself, who have been here since 2006 and earlier. You know our commitment to the city centre as residents and to maintain the balance of the residential and commercial environment is sort of obvious to see. This proposal, however, fails the test SO6 for us in terms of our privacy, amenity and its detrimental impact on our wider environment. For these reasons, I ask you to stand by your previous and near unanimous decision and reject this application. Thank you, Committee.
Cllr Curley (Chair)	Thanks very much indeed Ms Sully Thanks Roisin. That's good I think the next speaker I have now Andrew is Mr Sinton
Andrew Woods – Governance & Scrutiny	Yes Mr Chris Sinton
Cllr Curley Cllr Curley (Chair)	Chris over to you.
Chris Sinton – Agent CBRE	Thank you Chair Following the Committee's site visit and having heard the application previously, Members will be familiar with the context of 39 Deansgate and the proposals to regenerate this key gateway into the City Centre. As detailed in the officers report, the proposals will generate a significant number of public benefits that will positively contribute to the City's post-covid recovery and secure much needed investment and employment opportunities. These benefits include, but are not limited to: • A direct investment nearing £100m; • The creation of 227 gross direct and 36 indirect construction jobs over the build period; • The generation of 1,000 operational jobs which would potentially result in an uplift in employee local spend of approximately £1.9m annually; • A gross business rate contribution of approximately £2.3m per annum which would directly benefit the Council's budgets; • A local labour agreement which will support and promote the use of local people and businesses through the construction phase; and • The regeneration of this end of Deansgate in line with the council's adopted Ramada Complex SRF, which Members will appreciate is desperately needed following their site visit. The proposals will deliver high-quality flexible prime office stock in the centre of Manchester, for which there remains significant occupier demand particularly among professional, e-commerce and fintech sectors – all attracted by Manchester's talented labour pool and growing population. This application represents a statement of confidence in a reinvigorated future for Manchester which is able to play a leading role in levelling up the country's economy. I now turn to the concerns raised by Members at the committee in December as set out in the Officers report, namely the perceived loss of residential amenity, overdevelopment and the negative impacts on nearby heritage assets. Before I address these points though I would first like to draw Members attention to page 168 of the committee report. Officers have diligently assessed the application against adopted planning policy and other material considerations and given careful consideration to all technical matters in reaching a positive recommendation. In light of this, officers have concluded that none of the aforementioned proposed reasons for refusal could be sustained and that the scheme is acceptable in planning terms and should therefore approved. In respect of loss of amenity to residents of No.1 Deansgate, the existing site comprises a poor quality office building of 9 storeys and it's against this context that any impacts should be considered. There are no prescribed separation distances between buildings within the City Centre where developments are, by their very nature, more dense and the environment more dynamic.

	When determining applications established case law dictates that decision-makers should be consistent in their approach in order to maintain confidence in the planning system. A review of past decisions has indicated that in the last year or so alone Committee approved a number of schemes where the separation distances were less than proposed in this instance and where there were greater reported impacts on sunlight/daylight and residential amenity, including 2 schemes approved at last month's committee. Noteworthy relevant comparables with lesser separation distances, ranging between 10m and 14.5m, considered acceptable by Members include schemes at: • Pollard Street • Great Ducie Street And Mirabel Street • Water Street; and • 20-36 High Street. Ultimately, the potential impact on neighbouring amenity has been fully explored and considered by Officers to be entirely acceptable in a city centre location. Turning now to second proposed reason for refusal. The proposals represent an efficient use of a key brownfield development site. They have been shown by Officers to be policy compliant and do not constitute overdevelopment. In terms of the suggested 'negative impacts on heritage assets' this is not borne out by the evidence submitted or the response received from Historic England. Whilst it is acknowledged that there is some harm, particularly in the view from St. Ann's Square looking north-west, both Historic England and officers believe that the harm caused is less than substantial. In line with the NPPF therefore, clear and convincing justification has been provided with the planning application, with the proposals securing a number of public benefits that outweigh the potential harm identified. In closing, the proposals will generate significant economic, social and environmental benefits at a time when investment in the City and the creation of jobs are desperately needed to help recover from the covid-19 pandemic and wider economic uncertainty. By approving this application in line with officers recommendations, Members can demonstrate that they are committed to supporting and creating opportunities for the widest possible number of Manchester's residents. Thank you for your time
Cllr Curley (Chair)	Thanks very much indeed for your presentation Mr Sinton. Now I want to call on Cllr Jeavons to address the meeting, please Cllr Jeavons
Cllr Jeavons – Ward Councillor	Thank you Chair. I'd like to begin by thanking the Committee for unanimous decision of the voting members, to be minded to refuse this application, having closely listened to the residents objections, and those of Cllr Johns at the last meeting and to me at the proceeding meeting. I would like to start by reinforcing Cllr Johns message to you at the last meeting, that as local Cllrs, we aren't opposed to development which positively contributes to our city, including on this site. We are, however, opposed to the specifics of this application which leads to a substantial loss of residential amenity and substantial harm our city's heritage assets. We are, and I know local residents are, more than willing to look to work with the landowner after the application has been rejected today, to talk from first principles about this site and find a proposal which works for its neighbours and the wider city. This application, being heard again today, does not work for neighbours or the city. Building on the discussions heard at the last Committee, the report in front of you today substantiates two material reasons for the refusal. You have now heard three times from local resident Roisin, who is representing around 100 people in her building about the impact this proposal would have on their quality of life and their homes. The report acknowledges this impact including loss of privacy and overshadowing, but suggest it is not sufficiently harmful. From everything we have heard, it is clear the impact is substantially harmful and in conjunction with the impact on heritage, clearly is grounds for refusal. Too often we hear the words "<i>like impact on residential amenity are not unusual in the city centre context</i>" without a clear indication of what that would real means for the residents who live here and lived here for 20 years, this impact is "certainly" unusual for city centre context and is "certainly" unacceptable in the city centre context. Secondly, we also discussed the importance of Heritage in this neighbourhood. At the last meeting Cllr Johns described the St Ann's Square Conservation area and it's heritage assets, including a beautiful Grade II List, Barton Arcades, St Anne's Church and the

	beautiful eclectic low rise roof line of the west of St Anne's Square made up of Grade II listed townhouses, also the Royal Exchange and the setting of Deansgate. The report also acknowledges the harm that would be caused by these on the proposed development. It is substantial harm, especially to the setting of the adjoining Barton Arcade, which is absent from the argument, that it is not substantial in the Executive Summary of the report and which was heavily discussed at the last meeting. Combining the impact on the multitude of heritage assets in the area, especially those mentioned and there is clear and substantial harm to their setting which the members of the Committee acknowledge and agreed in your decision at your last meeting. I would urge you hold steady in your decision from the last committee and to refuse this application on those substantial grounds. Thank you for your time.
Cllr Curley (Chair)	Thank you, Cllr Jeavons. Thanks very much indeed. Can now ask if Dave Roscoe could come back in and address some of the issues.
Dave Roscoe — Planning Officer	Thanks Chair. Again I think most of issues that were raised there are already addressed in a very thorough report that is before you. There is a couple of points that I have to make to you though. The first is that you can't just pick and choose policies within the Core Strategy and elsewhere that suit your purpose. You have to look at it as a whole and all of those policies are set out in the Committee Report, so whilst the resident referred to Policy SO6, you would have to look at all the relevant policies in coming to a decision on the application. You've got to get your terminology right in terms of Heritage. There is absolutely no way that the impacts on Heritage could be described as substantial in terms of the definition, in terms of the way you have to make a decision. If harm is caused it's either substantial or it's less than substantial, that's the definition that is given to us in the NPPF. I can assure that there are under no circumstances under which the impacts that are presented by this application would ever be described as "substantial" in those terms. The harm is less than substantial and therefore the tests in the NPPF are whether the public benefits outweigh that harm, but I think it's important when you make your decision on this, that you do understand "substantial harm" is a massively high test, it's like demolishing a Grade I listed building or effecting the setting of Grade I listed building. This proposal doesn't do that. Historic England, who are a key advisor on this have expressed no concerns about this scheme, about its impact on the setting of anything, apart from the impact on that one view in St Ann's Square, so I don't think you could come to the conclusion that the harm is anything other than "less substantial". You might come to the conclusion that the public benefits don't outweigh that level of harm and that a matter for the Committee, but you shouldn't base your decision on the fact that harm here is "substantial". And the just on the last point about residential amenity, that is very clearly set out in the report. The reasons why we believe that the impacts aren't such that you could withhold consent are set out within the report, but it's wrong to argue that the basis of what is acceptable and what's not acceptable isn't clear because it is set out within the report, it looks at all the amenities issues. Again, members might come to the conclusion that this scheme isn't acceptable, but those issues are set out clearly before you and the reason that Officers have come to the conclusion that they have done is clearly set out within the report also.
Cllr Curley (Chair)	Thanks Mr Roscoe. Now I've got 4 Cllrs who want to speak — Cllr Lyons, Cllr Leech, Cllr Davies and Cllr Watson. Starting with Cllr Lyons.
Cllr Lyons	Thank you Chair and for Cllr William Jeavons for his contribution and Cllr Marcus Johns for his contribution within the report and thank you for resident for their local's perspective as well, that's really important. My mind is unchanged Chair. My concerns on height and the impact on residents, their light, their privacy remain the same and whilst you know it was said just then, that this Committee has made other decisions being argued with a similar impact, we know that each application needs to be considered on their own merit and in their situation and their own area and we shouldn't allow precedent to dictate our actions and the decisions of this Committee. I think the impact on Barton Arcade and St Anne's Square remain the same and have not changed. I would like to move a refusal in the hope that the developer goes away and makes meaningful engagement with the residents and Barton Arcade. Thank you Chair
Cllr Curley (Chair)	Thank you, Cllr Lyons. Mr Roscoe do you want to make any comments at this point.
Dave Roscoe — Planning Officer	I don't believe there anything I could usefully add Chair
Cllr Curley (Chair)	Thank you. Can I now call on Cllr Leech please
Cllr Leech	Thank you Chair. I'd like to second the proposal to refusal this application. I accept the point being made by Mr Roscoe, but I don't think the benefits of the scheme outweigh the harm created by it. I think that was the clear view of counsellors at last meeting and therefore I'm very happy to work the second refusal.
Cllr Curley (Chair)	Thank you, Cllr Leech. Cllr Davies

Cllr Davies	Yes, I'd also like to second the refusal. There are just three things briefly that I want to refer to. I think there was resounding support of concern for the Heritage aspects and I think that regarding to what Mr Roscoe said about substantial, I understand that point but I don't think the benefits will actually outweigh the harm. I just think that this is an over development and an inappropriate development in this location and I'm looking at the photograph on page 170 of a well-known major junction in the centre of the city and has been a major junction in the city for long, long time . The intervention of No 1 Deansgate, the glass building, to the left of that photograph, where the residents live, was a major turning point in revitalisation of the city after the IRA bomb in 1996/7 and that was a real marker about where with city was going and what it stood for and it still stands at that marker and that marker continues its economic life supported by the residents who live in there. I don't think it's appropriate to start comparing distances as Mr Roscoe and Mr Sinton have done around the city and said what has been an acceptable distance there has to be an acceptable distance here, because this is a significantly different to basically almost all the other residential buildings in the city. I suspect that at the time and I wasn't on Manchester Council at the time but I suspect that the ability to build so high and so noticeably on that corner was gained through the advantage of having this glass building, you can actually see through the corners of the building if you stand in the right position, your looking almost through somebodies flats. Nobody in there has curtains up and somebody has said while you could actually put curtains up, they were designed not to have curtains or blinds, which is why the privacy issue is particularly important to those residents. If you say well people could just put curtains up, you will lose a major architectural merit of that building, you will have an array of curtains, the vast majority of them looking fine and well maintained, but you will have differences and you will have some that don't come up to the standard that you would want. At the moment you have got a building which if it is to your taste, looks tremendous. When that was built, I don't think there was any anticipation that there was going to be another building just across the road that would be looking directly into those residents life's. Another thing that is drawn to my attention is a paragraph on page 169, it's the paragraph that begins 'The building was refurbished...' and its jumped out at me this time, we often have remark paragraphs like this, but it has jumped at me at this time, and it says "<i>The building was refurbished in 2013, when new cladding was added to the shop fronts, but now it's in poor state of repair, with rotten window frames and damp on internal walls</i>". This was a building built, I think, in the 1960s. Now if we're going around the city to buildings built in the 1960s or before which have rotten window frames and damp on the internal walls, I don't think we're going to be proposing that we knock them all down and build something bigger. I think we propose that we replace the window frames and maintain them properly in future and remove the cause of the damp. It says '<i>...it lacks super-fast fibre broadband...</i>', so do most buildings at the time that they were built and it says '<i>...it coming to the end of its economic life...</i>' now that I think is a judgement rather than an obvious fact. '<i>The office floor plates are inefficient and split by a central core, which is not attractive to the market...</i>' which presumably means it won't attract quite such a high rent as it would without that central core, but that is common in many, many other buildings in the city, are we going to be knocking down and it says '<i>...the floor to ceiling is low with limited space and creates an oppressive environment...</i>', in contrast, the residential building across the road has light coming into it and is not oppressive environment for the people who live there. What this application is looking to do is to reduce the light that they're getting and increase the overlooking and then 2 paragraphs down it says '<i>...the floorplates will be flexible with active frontage Deansgate and St Mary's Gate</i>', that's what the existing building had for a number of years, active frontages on Deansgate and St Mary's Gate. I think the main reason I would argue to decline this application is because the benefits of pulling down a building which has some faults, but not structural faults those benefits, I don't think outweigh the negative aspects of the heritage, but also residential amenity which is an almost unique type of building and type of amenity and was ground breaking in the city centre when it was constructed. Thank you.
Cllr Curley (Chair)	Thank you, Cllr Davies. Dave
Dave Roscoe — Planning Officer	Just a couple of things from me Chair. One is that 1 Deansgate, and I made this point on the last committee, has no special status, as an architectural or urban design piece. I'm sure it's very special to the residents that live there and I can well understand that, but in terms of an architectural piece that can have nothing around it, it's got no status in that respect and was never designed to have a status in that respect. In terms of the existing building, certain buildings are adaptable and suitable for new of uses and we have seen that in many locations in the city centre and elsewhere. This is one of those buildings that has a small floorplate. Its inefficient because the amount of floorspace that you get to the core is low so that makes it inefficient. Floor to ceiling heights are low, so you don't get the raised floors and you can't get suspended ceilings and the space generally is pretty poor and the kind of space that nobody wants to occupy. It was refurbished almost 10 years ago. The ground floor is very active, but upper floor haven't attracted anybody, so what we've got is vacant floor space and its floor space that is likely to be vacant for the foreseeable future and beyond, I guess and there are certain buildings that get to a state in their life when they do need to be redeveloped and this is one such building. So I suspect and a few members have said this, that it would be wrong to say that the principle of redevelopment,

	isn't appropriate in this location. If I'm reading the messages that I'm getting back from the members correctly, they feel that the scale of works proposed here is just too big.
Cllr Curley (Chair)	Thanks Mr Roscoe thanks for that. I have got now 3 more Cllrs who want to speak — Cllr Watson, Cllr White and Cllr Lovecy. Cllr Watson.
Cllr Watson	Thank you Chair. I won't go on at length about this because I think Cllr Davies already said most of what I would have said and so I don't want to repeat that, but I do think that we can't just have a redevelopment that rides roughshod over the privacy of the lives of the people who live in No 1 Deansgate. I just don't think that we can in all conscience agreed to that and I think it's an overdevelopment on this particular site and I do think that although it might be judged that the harm that is done to the heritage assets is less than substantial. I really do not think that the redevelopment 'Good' that comes from this particular application outweighs that harm.
Cllr Curley (Chair)	Thanks Cllr Watson, thanks for that. Mr Roscoe
Dave Roscoe — Planning Officer	Nothing I can usefully add there Chair, thank you
Cllr Curley (Chair)	Thanks Dave, thanks very much. Cllr White, Cllr White please Gavin
Cllr Gavin White	Thank you Chair. I will briefly comment that I use to work in Barton Arcades for many years and I know the site very well. I just want to echo Cllr Lyons and Cllr Johns objections to this and Cllr Davies' reasons that have been outlined. I think the economic benefits aren't mitigated by the loss of heritage with this development. The impact on the Royal Exchange, Barton Arcade, St Anne's Square are obviously very close to this site and just down the road the Cathedral and Cheetham's School of Music and the Corn Exchange. We've got a lot of heritage in this part of the City and the height and the massing of this development would just outweigh any potential benefits. I will be supporting the motion that we put at the last meeting to refuse this application. Thank you
Cllr Curley (Chair)	Thanks Cllr White, thanks very much. Mr Roscoe do you want to make any point, do you want to say anything
Dave Roscoe — Planning Officer	Chair, just to... in terms of the point that Cllr White has just made because he's talked about a wider contextual issue here about the Cathedral and Cheetham's which are long way away. If your judging this application in that wider context, No1 Deansgate has exactly the same impacts as this development would have, so I think you have to be very clear in terms of your reasons for refusal as to why you find this unacceptable. I think it would be perverse to say the impact on the Cathedral and heritage are such that would warrant refusal and No1 Deansgate has exactly the same impact on those heritage assets
Cllr Curley (Chair)	Sorry about that. Thanks, Dave, for that. I want to call Cllr Lovecy now.
Cllr Lovecy	Thank you Chair. Clearly, we need to be very mindful of Dave Roscoe's points about clarity of the criteria we're implying in making our assessment today because we do have the potential of an appeal going from this decision. Nevertheless, I feel quite clear in my own mind that the public benefits that arise the proposed building do not outweigh the heritage loss. I would be happy to put it primarily on Heritage grounds, if we're advised that the resident amenity grounds are not so strong. Throughout this discussion of this application, we have not been advised at any point that it would financially not be viable to rebuild on this site at considerably lower level. I haven't heard that put at any point, it's a point that is often made to us when we're concerned about the height of buildings being proposed, that would actually make it to have it lower would financially unviable. I don't see why in equivalent public benefit from a different application that doesn't have this height and doesn't have this impact. I do find it concerning that we have to identify these specific views because in my own mind, when I'm in the city centre and I felt this with other applications we've looked at, actually even when you've not got the new building in view you are aware of its presence and there is a wider presence of these buildings even when you're not looking at them directly. You're aware that they're behind you and that you've already decided that they are in congress in juxtaposition with other heritage that you want to see preserved better. That stays with you as you are moving around and looking at other views, but nevertheless, I would like to make the case that the public benefits from this particular development don't outweigh what we could get from an alternative development which wouldn't have the same impact on the heritage of the townhouses in particular in St Anne's Square. Thanks
Cllr Curley (Chair)	Thanks very much Cllr Lovecy, thanks Jill. Dave do you want to say anything at this point
Dave Roscoe — Planning Officer	Not its fine, thank you Chair
Cllr Curley (Chair)	I don't have anyone else indicating now, either by hand or on the chat. So I think Andrew were going to take the vote now that has been proposed and seconded and we need to identify the reasons because last time we have got the reasons we rejected written down in the report. What are we saying that they are those reasons plus the content of the discussion that we've just had?
Cllr Andrews	I've just noticed that there was a question in the chat round the grounds that Cllr Lyons is actually moving to rejection, so can we hear again what the grounds were when the proposal was made Chair.

Cllr Curley (Chair)	Cllr Lyons, I think you made the first proposal didn't you.
Cllr Lyons	Thanks Chair, it was the proposals of last Committee. So Heritage and residential amenity.
Robert Irvine - Legal Services	Chair, I wondered if I may just jump in. I would be grateful if members could perhaps be a bit clearer on the reason/reasons for refusal because we're about to move to a vote. We don't necessarily have the papers before us. All we have from the last meeting are the minutes, which give some indication of the concerns that were raised, but obviously there's been a motion to refuse. It's not clear to me, I have to confess, that whether that motion adopts that reasons have been given in the report or some other reason for refusal has been proposed whether, instead of, or in addition to what's been given in the report. So a bit of clarity might be needed.
Cllr Lyons	Chair, I'll repeat myself — Some Cllrs did second my motion, so obviously they heard, but I will repeat myself. So I said that my mind is unchanged and that the reasons why I'd be moving this refusal is because of the impact on residential amenity, light and privacy, remain the same from the last Committee and they haven't changed and we haven't seen any communication from the developer to the residents in the meantime. So nothing has changed there and the impact on Barton Arcade and St Ann's Square have not changed. So those two, residential amenity and Heritage. There we go.
Cllr Curley (Chair)	Thanks Cllr Lyons. I'm going to go to Cllr Leech in a minute, but does that cover the points made by Cllr Davies. Cllr Davies are you content
Cllr Davies	Sorry, having a few problems with this laptop. I slightly just missed something on the Heritage. Yes, the residential amenity. I think that my point includes the reference to the fact that this is quite a different residential amenity to the others that have been referenced by the applicant in particular, when they made a comparison between buildings close to other residential buildings and I think it's in the nature of this building, No1 Deansgate that makes that a different argument.
Cllr Curley (Chair)	For you would like to see that point included and that was about the uniqueness of the whole issue about the design, etc , etc. thanks Joan. I've got two Cllrs who want to come back. Cllr Leech & Cllr Watson. Cllr Leech first and then Cllr Watson
Cllr Leech	Thank you Chair, I was just going to suggest that the reasons for refusal should make reference to the fact that in the opinion of the Committee, the benefits of the proposal didn't outweigh the impact on heritage assets, so we're not suggesting how substantial we consider to be the impact on the heritage assets, but we don't accept that the benefits of the scheme outweigh the impact on those heritage assets.
Cllr Curley (Chair)	Thanks Cllr Leech, Cllr Watson
Cllr Watson	Exactly, that's more or less what I've put in the chat. It's what I said earlier. It's the public benefit does not outweigh in our view, in our Committee's view. The impact on the heritage.
Cllr Curley (Chair)	Thanks very much Cllr Watson. Yes, I've just noticed that and Cllr Lovecy has put a similar view, I think about how it will harm the heritage. So we're clear Andrew now on what we're voting on. Andrew have you got this in the minute, you're doing the minutes, are you clear in your minutes.
Andrew Woods — Governance & Scrutiny	Yes Chair, I've noted the reasons down Chair.
Cllr Curley (Chair)	You've noted the reasons down. Well we're going to vote on those reasons
Cllr Leech	Chair, Chair, just for clarity, because we've moved refusal, a 'yes' is a refusal isn't it rather than a 'no' being a refusal
Cllr Curley (Chair)	Yep. Sorry John, yes, we're going to vote 'Yes' for the proposition that we've all been discussing and that's contrary to the recommendation that's in the report. Now, are you Mr Irwin, are you happy with that now, are you more content with what you've heard now Robert?
Robert Irvine - Legal Services	Thanks Chair, I'm slightly. Just bear with me one second. Sorry Chair the vagaries of working from home, just caught up with me for a moment there, I beg your pardon. I'm still slightly unclear, if I'm honest. I'm thinking ahead to a decision notice where the reason for refusal is put in. The report contains 2 potential reasons for refusal, are the Committee saying, and you know from the comments that have been made, I think Committee are say that they want to go with those reasons for refusal, perhaps subject to certain amendments to those reasons for refusal. It would be helpful if that could be clarified as to precisely what those amendments to those written reasons for refusal would be.
Cllr Curley (Chair)	There were two, wasn't there. . .
Robert Irvine - Legal Services	There were, yes Chair
Cllr Curley (Chair)	...originally, and if you think about the discussion, you could see that this split almost to fit into the two previous ones. Rather than us trying to have to disaggregate them now, if we were to say that we agree the content of the discussion today and we dovetail or use them as amendments or addendums for what we have already got down, because what we're looking at is strengthening what it is we are building up the opposition to the application. It's not illegal for us to add what we agreed last month because were

	saying that not minded to refuse, we're actually saying that we're going to actually refuse that's our recommendation. Is that how you understand it?
Robert Irvine - Legal Services	Yes Chair, that is the position if you're going with those reasons for refusals, as I say, if you're going to tweak them in some way to try and strengthen them, then that's a matter for Committee, but as I say those reasons have been given based on the concerns that were raised last time around.
Cllr Curley (Chair)	Thanks for that. Cllr Andrews
Cllr Andrews	Yes Chair., I'm just struggling to find page where those 2 reasons are. So it would be helpful if someone could identify the page Chair.
David Roscoe — Planning Officer	Page 168 Chair
Cllr Curley (Chair)	Yes definitely 168. Now it appears that the legal people are content with how we have split the discussion into fill in and dovetail, amend or act as addendum to what we agreed last month. If that's the legal situation, Director of Planning I'm going to ask if she's ok with the legal advises that it is. Before I do that, I'm going to ask Cllr Watson.
Cllr Watson	I think, as written on page 168, the second reason is fine, except that it doesn't go on to say that we feel that the negative impact on the heritage assets is not outweighed by the public benefits of the development and I'd like that added in please.
Cllr Curley (Chair)	Thanks Cllr Watson. Well that's a clear addition to that. Robert, we're ok with doing that, you're fine with that, are you?
Robert Irvine - Legal Services	Yes Chair, I'm much happier with that. Thank you
Cllr Andrew	Can we just check that Cllr Johns who moved the original motion is also happy with that interpretation
Cllr Curley (Chair)	Cllr Johns
Robert Irvine - Legal Services	Cllr Lyons, I think.
Cllr Lyons	Yes, I'm happy with that interpretation. Cllr Gavin White has put out quite a robust reasoning and exactly outlined the policies to which it refers to in the chat. Do you think we should have that read out and aligned with our clients
Cllr Curley (Chair)	Before I ask the officers to do that, I'm going to ask the Director of Planning if she wants to make any comments at this point.
Julie Roscoe - Director of Planning	Thank you Chair. I think that Robert from the City's Solicitors has outlined what we need to see. We might appear to be finicky over the requirements on a reason for refusal, but because this will form a legal decision notice, we have to be absolutely clear on the reasons. I think Cllr Watson has very helpfully included and possibly strengthened one of those reasons for refusal. I think it would be very helpful for somebody to read out the Policy references that Cllr White has put on the chat because clearly not everyone has access to the chat, so that we can record those. Thank you Chair, I think we're probably getting to a much clearer position now.
Cllr Curley (Chair)	Andrew have you got access to the contents of stuff that Cllr White has put on the chat
Andrew Woods — Governance & Scrutiny	Cllr White has copied and pasted the 2 paragraphs from page 168 of the report that you've got in front of you now. Do you want me to repeat those and add the extra information that Cllr Watson want to include on that?
Cllr Curley (Chair)	I think we've got all that. You know, I mean that we know what we're doing. I think its fine, we've seen it all, it's the same as what's in front of us, so we don't have an issue with it and everyone has read it
Andrew Woods — Governance & Scrutiny	Do you want me to read it out anyway so the public watching, just to make sure that everyone is clear and transparent?
Cllr Curley (Chair)	If you want to. Yes gone on than, I hadn't realised that, let's do it for the public
Andrew Woods — Governance & Scrutiny	Reason 1 — the proposed development would unacceptable due to the resulting loss of amenity for the residents at No1 Deansgate and therefore contrary to guidance within National Planning Policy Framework and inconsistent with Policies SP1 and DM1 in the Core Strategy. Reason 2 — the proposed development would represent an overdevelopment of the site and would unacceptable due to the negative impact of the heritage assets of St Ann's Church, Royal Exchange, St Ann's Square Conservation area and therefore contrary to Government Guidance with the National Planning Policy Framework and inconsistent with Policies SP1, EN3 CC9 and DM1 in the Core Strategy and Saved Policies DC18.1 and DC19.1 of the Unitary Development Plan of the City of Manchester. In addition, Committee feel that the negative impact on heritage assets would not be outweighed by the public benefits.

Cllr Curley (Chair)	Thanks Andrew, that's very clear. Now we still haven't captured a very important point made by Cllr Davies in all this. I know you have it but we're not actually referencing it when we take this vote. Is that included in there somewhere, the Uniqueness of No1 design etc.? All the things to do with the friendliness and what have you. Have we captured that somewhere Andrew?
Andrew Woods – Governance & Scrutiny	Yes, I can add that as an extra reason Chair. It was around the different residential amenity
Cllr Davies	Is it sufficient just to say amenity for the residents of the 'unique' No1 Deansgate?
Cllr Curley (Chair)	Andrew or Rob is that sufficient, do we need to put more than that?
Cllr Lovecy	Is it architecturally unique, isn't that what we need to say?
Cllr Curley (Chair)	That sounds good to me – Architecturally unique
Robert Irvine - Legal Services	Chair, I think we may be straying into territory that might get us into a bit of difficulty. I think if we just leave it at 'No1 Deansgate' rather than commenting on a refusal on its architectural merit.
Cllr Davies	I think No1 Deansgate comes with all that it is wrapped up in. I think 'unique' is something that you can debate. If you say No1 Deansgate, it's the whole package that comes with that. So I would hope we could manage with that.
Cllr Curley (Chair)	Right, we have to be clear about what we're voting for. We have the two items from the 168. We've gone through them, we've amended them specifically now. So it appears that is the totality of the content of what we're going to be taking forward, if and when this thing is appealed. It may not be, but if it is then are, we all on the Planning Committee content with that, because if we're are, we're going to go to the vote. Everyone is nodding. Andrew, I will ask you now to do the vote and we're very clear on what we're voting for, we're reconfirming our previous position with additional reasoning's
Andrew Woods – Governance & Scrutiny	Yes Chair. It's for the refusal of the application Chair, so anyone voting will be voting 'for' refusal and against will be not voting for refusal. So just go through the members now
Cllr Curley (Chair)	Sorry say that again.
Andrew Woods – Governance & Scrutiny	Sorry Chair – Refusal of the application, as Cllr Leech referred to – any member saying 'For' or 'Yes' will be voting for refusal.
Cllr Curley (Chair)	Yes that's right. So we're voting for the discussion just had. 'Yes' represents that actual discussion and conformation of our previous decision. Yes.
Andrew Woods – Governance & Scrutiny	Yes.
Cllr Curley (Chair)	Yes, okay we're clear. Thanks Andrew over to you.
Andrew – Governance & Scrutiny	Thank you Chair Cllr Shaukat Ali
Cllr Ali	No
Andrew – Governance & Scrutiny	Your voting not for refusal
Cllr Ali	I'm voting for the original recommendation of the Officers, so for approval
Andrew – Governance & Scrutiny	Cllr Andrews – For Cllr Yasmin Dar – Against Cllr Davies – For Cllr Flanagan – For Cllr Kamal – Against Cllr Leech – For Cllr Lovecy – For Cllr Lyons – For Cllr Monaghan – in favour of refusal

Cllr Curley (Chair)	Thanks Andrew, that's very clear. Now we still haven't captured a very important point made by Cllr Davies in all this. I know you have it but we're not actually referencing it when we take this vote. Is that included in there somewhere, the Uniqueness of No1 design etc.? All the things to do with the friendliness and what have you. Have we captured that somewhere Andrew?
Andrew Woods – Governance & Scrutiny	Yes, I can add that as an extra reason Chair. It was around the different residential amenity
Cllr Davies	Is it sufficient just to say amenity for the residents of the 'unique' No1 Deansgate?
Cllr Curley (Chair)	Andrew or Rob is that sufficient, do we need to put more than that?
Cllr Lovecy	Is it architecturally unique, isn't that what we need to say?
Cllr Curley (Chair)	That sounds good to me – Architecturally unique
Robert Irvine - Legal Services	Chair, I think we may be straying into territory that might get us into a bit of difficulty. I think if we just leave it at 'No1 Deansgate' rather than commenting on a refusal on its architectural merit.
Cllr Davies	I think No1 Deansgate comes with all that it is wrapped up in. I think 'unique' is something that you can debate. If you say No1 Deansgate, it's the whole package that comes with that. So I would hope we could manage with that.
Cllr Curley (Chair)	Right, we have to be clear about what we're voting for. We have the two items from the 168. We've gone through them, we've amended them specifically now. So it appears that is the totality of the content of what we're going to be taking forward, if and when this thing is appealed. It may not be, but if it is then are, we all on the Planning Committee content with that, because if we're are, we're going to go to the vote. Everyone is nodding. Andrew, I will ask you now to do the vote and we're very clear on what we're voting for, we're reconfirming our previous position with additional reasoning's
Andrew Woods – Governance & Scrutiny	Yes Chair. It's for the refusal of the application Chair, so anyone voting will be voting 'for' refusal and against will be not voting for refusal. So just go through the members now
Cllr Curley (Chair)	Sorry say that again.
Andrew Woods – Governance & Scrutiny	Sorry Chair – Refusal of the application, as Cllr Leech referred to – any member saying 'For' or 'Yes' will be voting for refusal.
Cllr Curley (Chair)	Yes that's right. So we're voting for the discussion just had. 'Yes' represents that actual discussion and conformation of our previous decision. Yes.
Andrew Woods – Governance & Scrutiny	Yes.
Cllr Curley (Chair)	Yes, okay we're clear. Thanks Andrew over to you.
Andrew – Governance & Scrutiny	Thank you Chair Cllr Shaukat Ali
Cllr Ali	No
Andrew – Governance & Scrutiny	Your voting not for refusal
Cllr Ali	I'm voting for the original recommendation of the Officers, so for approval
Andrew – Governance & Scrutiny	Cllr Andrews – For Cllr Yasmin Dar – Against Cllr Davies – For Cllr Flanagan – For Cllr Kamal – Against Cllr Leech – For Cllr Lovecy – For Cllr Lyons – For Cllr Monaghan – in favour of refusal

Andrew — Governance & Scrutiny	Cllr Riasat — Agree Cllr Watson — Yes For Cllr White — For Cllr Nazrin Ali — Against Cllr Curley — abstain.
Cllr Curley (Chair)	So I make that 10 'For' and 4 'Against' and 1 'Abstention '. Do you concur with that?
Andrew — Governance & Scrutiny	Yes that's right Chair
Cllr Curley (Chair)	Thanks, Andrew, for all your help on this one, it's quite complicated.

B Historic England Response dated 7th February 2020



Historic England

Mr Chris Sinton
CBRE Ltd
10th Floor
One, St Peter's Square
Manchester
M2 3DE

Direct Dial: 0161 2421417

Our ref: PA01088365

7 February 2020

Dear Mr Sinton

Request for Pre-application Advice

39 DEANS_GATE, MANCHESTER, M3 2AY

Thank you for contacting us on regarding your proposals for the above site.

Advice

The site is located within the St Anne's Square Conservation Area, which has the grade I listed St Anne's church as its central focus. The conservation area largely retains its Georgian plan form and some original buildings within the square. It is an important survival of the early historic character of this part of Manchester and of planned squares of the Georgian period; it demonstrates the growing wealth of Manchester as the Industrial Revolution takes hold and its aspirations as a city.

Within the conservation area and adjacent to site is the Barton Arcade a grade II* listed grand Victorian shopping arcade. Its decorative style and ambitious use of glass and cast iron to provide a maximum use of light and sense of grandeur for discerning shoppers of the time. Given the proposed scale and massing the proposals have the potential to impact on other designated heritage assets.

The proposals are for the demolition of the existing building and replacement with a 17 storey commercial/ office building.

The Heritage statement provided has identified the potentially affected assets designated their significance and the potential impact of the proposals on that significance. The statement includes a visual impact assessment with proposed views and we are satisfied this information is sufficient to understand the impact of the proposals.

We are generally supportive of the statements findings in terms of the heritage impact assessment and agree that the potential harmful impact of the proposals is to the spatial character of St Anne's Square and its group of listed town houses. We agree



SUITES 3.3 AND 3.4 CANADA HOUSE 3 CHEPSTOW STREET MANCHESTER M1 5FW

Telephone 0161 242 1416
HistoricEngland.org.uk



Historic England is subject to both the Freedom of Information Act (2000) and Environmental Information Regulations (2004). Any information held by the organisation can be requested for release under this legislation.

We respect your privacy and the use of your information. Please read our full privacy policy for more information
<https://www.historicengland.org.uk/terms/privacy-cookies/>



that the impact is a moderate adverse impact and that the impact is mostly towards the north end of the square. We also consider this level of harm to be less than substantial as defined in the National Planning Policy Framework.

Recommendation

Given these conclusions we would advise that your proposals are further developed to avoid or minimise any potential harm, or that in order to satisfy the requirements of the NPPF you meet the test of paragraphs 194 and 196.

This letter hereby ends our free cycle of advice, should you wish to engage with us further on any of these matters you will need to use our Enhanced Advisory Service, for further information please see the link below or contact me to discuss.

<https://historicengland.org.uk/services-skills/our-planning-services/enhanced-advisory-services/extended-pre-application-advice/>

The above advice is the response that we would give if the same proposals were put forward for statutory approval. Unless the above issues are addressed satisfactorily we will not fully endorse your scheme. Should you wish to discuss this further with us please contact me.

Yours sincerely

Ross Brazier

Inspector of Historic Buildings and Areas

E-mail: ross.brazier@HistoricEngland.org.uk

Sarah Stirling, Stephen Levrant Heritage Architecture

39 DEANS_GATE, MANCHESTER, M3 2AY

Request for Pre-application Advice

List of information on which the above advice is based

Pre App Presentation documents

Heritage Statement



SUITES 3.3 AND 3.4 CANADA HOUSE 3 CHEPSTOW STREET MANCHESTER M1 5FW

Telephone 0161 242 1416
HistoricEngland.org.uk



Historic England is subject to both the Freedom of Information Act (2000) and Environmental Information Regulations (2004). Any information held by the organisation can be requested for release under this legislation.

We respect your privacy and the use of your information. Please read our full privacy policy for more information
<https://www.historicengland.org.uk/terms/privacy-cookies/>



Historic England



SUITES 3.3 AND 3.4 CANADA HOUSE 3 CHEPSTOW STREET MANCHESTER M1 5FW

Telephone 0161 242 1416
HistoricEngland.org.uk



Historic England is subject to both the Freedom of Information Act (2000) and Environmental Information Regulations (2004). Any Information held by the organisation can be requested for release under this legislation.
We respect your privacy and the use of your information. Please read our full privacy policy for more information
<https://www.historicengland.org.uk/terms/privacy-cookies/>

Ed Warren
CBRE

By email

26 November 2019

Dear Ed,

**Re: Office development for Kames Capital, by Sheppard Robson
39 Deansgate, Manchester – 10 November 2019 at CBRE, Manchester**

Thank you for bringing this scheme to Places Matter Design Review and for giving a very clear presentation of the proposals.

The development site is the existing 1960's building on the corner of the prominent corner at the junction of Deansgate and St Mary's gate. It is abutted by the Grade II* Listed Barton Arcade.

The proposition is for the demolition of the existing nine-storey building and its replacement by a seventeen-storey tower, with ancillary commercial and retail uses, together totalling some 136,000 sq. ft.

Design Review

The Panel noted that this is a really important and challenging site in the City Centre. There are four differing corners to this node, with a strong relationship with St Ann's Conservation Area and of course the Barton Arcade. The existing building is well mannered in a context perspective, allowing key views of the arcade dome and a setback datum. As presented your proposed massing has no response to these key view lines.

Whilst the Panel had not been given the Heritage Statement, we can only assume that you are seeking to satisfy the less than harmful impact test, yet as presented there appear to still be lots of issues. As the massing of the proposition is so critical, it would have been useful to have seen 3D site and view analysis. In this particular instance a physical model would also have been beneficial.

In the absence of such 3D and modelling information it remains difficult to fully visualise the massing and any impacts on adjacent buildings. The proportions of the ground level piers, for example, looks odd and dominant, almost "in your face". It is worrying that you feel that this is the correct solution and you were urged to go back and re-visit some of your key moves, such as fully extruding the floor plate rather than stepping it back from the present Barton Arcade building line.

Whilst you might logically make an argument that the arcade dome was not originally intended to be seen from the street, the fact is that it has now been seen for the past five decades and so you need to justify the loss of this view if that is your final proposal. You might seek to reveal alternative views of it and maintain its wayfinding value, but in any event, this site is asking for a building that is slotted in to the corner, with an articulation of planes which is respectful to the Barton Arcade.

Your argument that you had articulated the facade instead was not accepted as a valid approach in this context. There was not felt to be merit in this “old ‘new’ building” approach that is being too similar to an arcade when it is not. The Panel applauded your level of analysis, but felt that by executing this strategy across the whole facade you were simply trying too hard.

The base plinth needs to be much more solid to reflect the strength of the stone of the Barton Arcade. You need to strike a line between mediating the two elevations and you might consider working much harder lower down on a taller and stronger base, then relaxing things as you rise in a recessed form that could almost be a simple glass box above this. Spend the money on the base rather than spreading it across the whole façade.

There needs to be some relief from the proposed mass as shown here. People communicate at the lower few levels of a building and this needs to be your focus, after which you need to take some pressure off the external façade, perhaps by going to a smaller footprint in a narrower taller tower behind.

There was almost some uncertainty from the Panel as to whether this was really an office site now, given it has a compromised feeling in terms of the available floorplate format. Even so, the townscape and heritage challenges require a bespoke approach and presently this feels very extruded. The Panel would like to have seen your development journey and “what if” options to see just how your narrative emerged and if you had tested a way to retain the view of the dome, for example.

Whilst you have clearly gone somewhere with the façade you are lacking the narrative that truly understands the intricacies and conservation elements of this site and how to celebrate them. Barton Arcade is such a strong idiosyncratic building that attempting to pick up elements of it in your building dilutes this. A simpler, confident modern building might be a better approach.

You have decided to reclaim the pavement, which is a very important townscape issue. This though risks leaving your presentation almost as if nothing else exists, when you should be starting and embracing with the local townscape and heritage challenges and not ducking them. You were urged to revisit your initial instinctive responses and sketches, which will show you that this proposition is beginning to look oversized the higher up it goes. Reconsider the efficiencies driving your floor plate and the extent and position of the service cores.

In summary, the Panel thanked you for bringing the scheme to Design Review. You've chosen a route that we don't feel really works and we have struggled with the metal finish and found the aesthetic questionable. There needs to be a glimpse of the dome and by not doing this you are missing a trick.

A site of this nature requires you to celebrate the corner and fully embrace it, perhaps even by adding a new sense of the arcade, but in any event creating simpler and more bespoke massing and proposition. Your story needs to be told from the townscape analysis and you must find a compelling emerging narrative for this proposal.

We have the option for Desk Review for returning schemes if you feel that this would be of use once your discussions with the planning Authority have been concluded and you have fully considered the outcome of this Design review. It might be that a further full review with the same Panel would be beneficial in this instance.

Yours sincerely



Richard Tracey
Panel Manager
for Places Matter

Cc: Matthew Millington - Sheppard Robson
Chris Sinton - CBRE
Robin Jones - CBRE
Dave Roscoe - Manchester City Council

D Public Consultation Invitation

39 Deansgate, Manchester

Public Consultation

28 November 2019

Kames Capital is preparing a planning application for a new landmark office development at 39 Deansgate, Manchester.

Ahead of the proposed submission in early 2020 we would like to hear your views on the proposals.

We are holding a drop-in consultation session on **Thursday 28th November 2019** from 3pm until 7.30pm at 39 Deansgate. Members of the project team will be on hand to discuss the proposals and answer any questions you may have.

Alternatively, you can visit our website at www.cbre.co.uk/39deansgate where you will be able to view the proposals and give us your feedback until **Thursday 12th December 2019**.

For further details on the consultation please email the project team at **39deansgate@cbre.com**

KAMES
CAPITAL



Venue 39 Deansgate, Manchester, M3 2BA
Date Thursday 28th November 2019
Time 3pm until 7.30pm
Website www.cbre.co.uk/39deansgate
Email 39deansgate@cbre.com

E Ward Member Letter



CBRE Limited
10th Floor
One St. Peters Square
Manchester
M2 3DE
Direct Line: +44 (0)161 233 5448
Email: chris.sinton@cbre.com

Cllr Marcus Johns
Members' Services Office
Town Hall Extension, PO Box 532
Manchester
M60 2LA

20 November 2019

By Email: cllr.marcus.johns@manchester.gov.uk

Dear Councillor,

39 DEANS_GATE, MANCHESTER – PUBLIC CONSULTATION EVENT

I write on behalf of Kames Capital to advise you that plans for a new Grade A office building at 39 Deansgate will be on display next week for local residents, businesses and stakeholders to view.

Designed by Sheppard Robson, the proposals comprise a new 17 storey Grade A office building providing 200,000 sqft of premium office space set over 5,000 sqft of active ground floor retail or restaurant space. The proposals have been designed to BREEAM 'Excellent' standards.

In order to understand and take into account the views of local residents and businesses we will be holding a consultation event next Thursday 28th November at 39 Deansgate from 3pm until 7.30pm.

As Ward Councillor we wanted to inform you that we will be circulating the attached leaflet to circa. 700 properties within close proximity of the building which provides information on the event and where further information on the proposals can be found.

We would value your thoughts on the proposals and would like to invite you to a briefing session with the project team, at a time and date convenient for you, to talk you through the designs and answer any questions you may have.

Consultation on the proposal will be open until Thursday 12th December 2019 following which the project team will take into consideration the comments received ahead of the submission of a full planning application to Manchester City Council in early 2020.

I hope this information is of interest to you and welcome any feedback you may have. Should you require any further information or wish to discuss then please do not hesitate to contact me using the details above.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Sinton', is positioned above the printed name and title.

CHRIS SINTON
ASSOCIATE DIRECTOR
CBRE LIMITED

Encs. Public Consultation Leaflet

Press Release

21 November 2019

Kames Capital reveals plans for 39 Deansgate, Manchester

Plans for a new Grade A office building at 39 Deansgate, Manchester owned by the Kames Property Income Fund will be on display next week.

Designed by Sheppard Robson Architects, the new 17 storey office building will provide over 135,000 sqft of net premium office space set over 5,000 sqft of active ground floor retail or restaurant use. The proposals are being designed to Building Research Establishment Environmental Assessment Method (BREEAM) 'Excellent' standards.

A drop-in consultation session is being held on **Thursday 28th November 2019** from 3pm until 7:30pm at 39 Deansgate, Manchester, M3 2BA. Local residents, businesses and stakeholders are invited to view the plans and discuss the proposals with members of the project team.

For those who can't attend or would like further information the plans will be available to view at www.cbre.co.uk/39deansgate from 28th November 2019 until 12th December 2019 when the consultation closes. Feedback on the proposals can be provided at the event, online or via email 39deansgate@cbre.com.

Following the consultation, the project team will take all comments into consideration ahead of the submission of a full planning application to Manchester City Council in early 2020.

Richard Peacock, co-manager of the Kames Property Income Fund said: "Manchester has experienced a sustained period of unprecedented growth over the past two decades and the City remains highly attractive to major occupiers. There is strong demand for high quality office space in Manchester and 39 Deansgate represents an attractive redevelopment opportunity. We welcome the views of local residents and business on the proposals."

ENDS

About Kames Capital

Kames Capital is a specialist investment management business. From Edinburgh and London the company manages £37.4billion (€41.8billion) on behalf of UK and international clients – including pension funds, government agencies, financial institutions, wealth managers, family offices and financial advisers.*

Kames Capital is a multi-award-winning investment manager, with expertise in fixed income, equities, property, multi-asset, absolute return and ethical investing. The company has over 320 employees.*

For more information, visit www.kamescapital.com.

*Source: Kames Capital as at 30 June 2019.

Contact information

Chris Sinton

Associate Director, Planning and Development, CBRE
+ 44 (0)7342 063522, chris.sinton@cbre.com

Adrian Cammidge

Head of Media and PR, Kames Capital
+44 (0)207 200 2510, adrian.cammidge@kamescapital.com

Roisin Hynes

Senior Communications Manager, Kames Capital
+44 (0)207 200 2549, roisin.hynes@kamescapital.com

This document is for use by professional journalists. Its content is written for use in retail and trade publications.

Past performance is not a guide to future returns. Outcomes, including the payment of income, are not guaranteed.

Opinions expressed represent our understanding of the current and historical positions of the market and are not an investment recommendation or advice. Any securities and related trading strategies referenced may or may not be held/used in any strategy/portfolio. Any Opinions and/or example trades/securities are only present for the purposes of promoting Kames Capital's investment management capabilities. Sources used, both internal and external, are deemed reliable by Kames Capital at the time of writing.

All data is sourced to Kames Capital unless otherwise stated. The document is accurate at the time of writing but is subject to change without notice. Data attributed to a third party ("3rd Party Data") is proprietary to that third party and/or other suppliers (the "Data Owner") and is used by Kames Capital under licence. 3rd Party Data: (i) may not be copied or distributed; and (ii) is not warranted to be accurate, complete or timely. None of the Data Owner, Kames Capital or any other person connected to, or from whom Kames Capital sources, 3rd Party Data is liable for any losses or liabilities arising from use of 3rd Party Data.

Kames Capital Investment Company (Ireland) plc (KCICI plc) is an umbrella type open-ended investment company with variable capital, registered in the Republic of Ireland (Company No. 442106) at 25-28 North Wall Quay, International Financial Services Centre, Dublin 1. Board of Directors: M Kirby and B Wright (both Ireland), S Donald (UK). KCICI plc is regulated by the Central Bank of Ireland. Kames Capital plc is the investment manager and promoter for KCICI plc. Kames Capital is an Aegon Asset Management company and is authorised and regulated by the Financial Conduct Authority. Aegon Asset Management is a trading name of Kames Capital. Aegon Investment Management B.V. is an appointed promoter for KCIC plc in the EEA.

G Public Consultation Poster

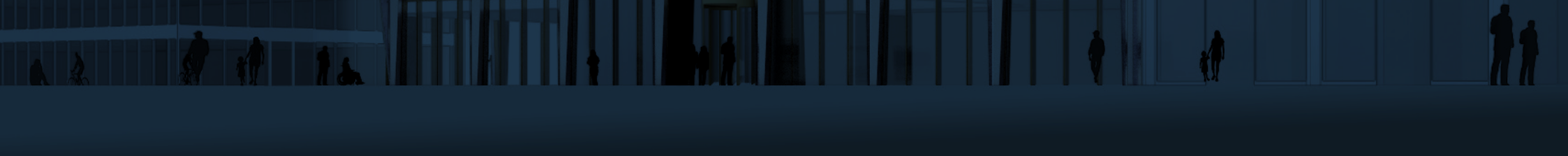
A dark blue architectural rendering of a modern building with a grid-like facade of windows and balconies. The building is illuminated from within, creating a warm glow against the dark sky. The text is overlaid on the upper half of the image.

Introducing our plans for **39 Deansgate**

Public Exhibition

Here today

3pm - 7.30pm

A row of small black silhouettes of people walking along the base of the building, providing a sense of scale to the architecture.

H Public Consultation Boards

KAMES
CAPITAL

Welcome



CBRE

SHEPPARD ROBSON



gia
CHARTERED SURVEYORS

01/ The Site



EXISTING IMAGE

39 Deansgate (also known as Speakers House) sits at a key junction of Deansgate and forms the western approach to the City's main retail core.

This junction currently performs a critical function for movement into the City Centre from the west. It is situated in a highly sustainable location in close proximity to range of public transport nodes.

The Site is currently occupied by a 9 storey office building with active uses occupying the ground floor. The existing building is currently set back from the building line of Deansgate and has a hip height 2 storeys lower than neighbouring properties thereby forming an uncomfortable juxtaposition.

The building was refurbished in 2013 but is now only partially occupied on the upper floors. Despite the recent upgrade, the building is aesthetically poor and failing to fulfil the role of such a prominent gateway site in the City Centre.



SITE LOCATION

Servicing

The Site is accessed and serviced from the rear and, given the primary frontage of Deansgate, it will likely remain so in any new development. Access arrangements from St Ann's Square are currently restricted.

The access route is shared with adjacent properties and is peppered with service entrances, escape doors and refuse areas.

Parking

The rear of the Site also currently provides access to a car deck for 39 Deansgate which currently has capacity for 13 vehicles.

02/ Surrounding Context

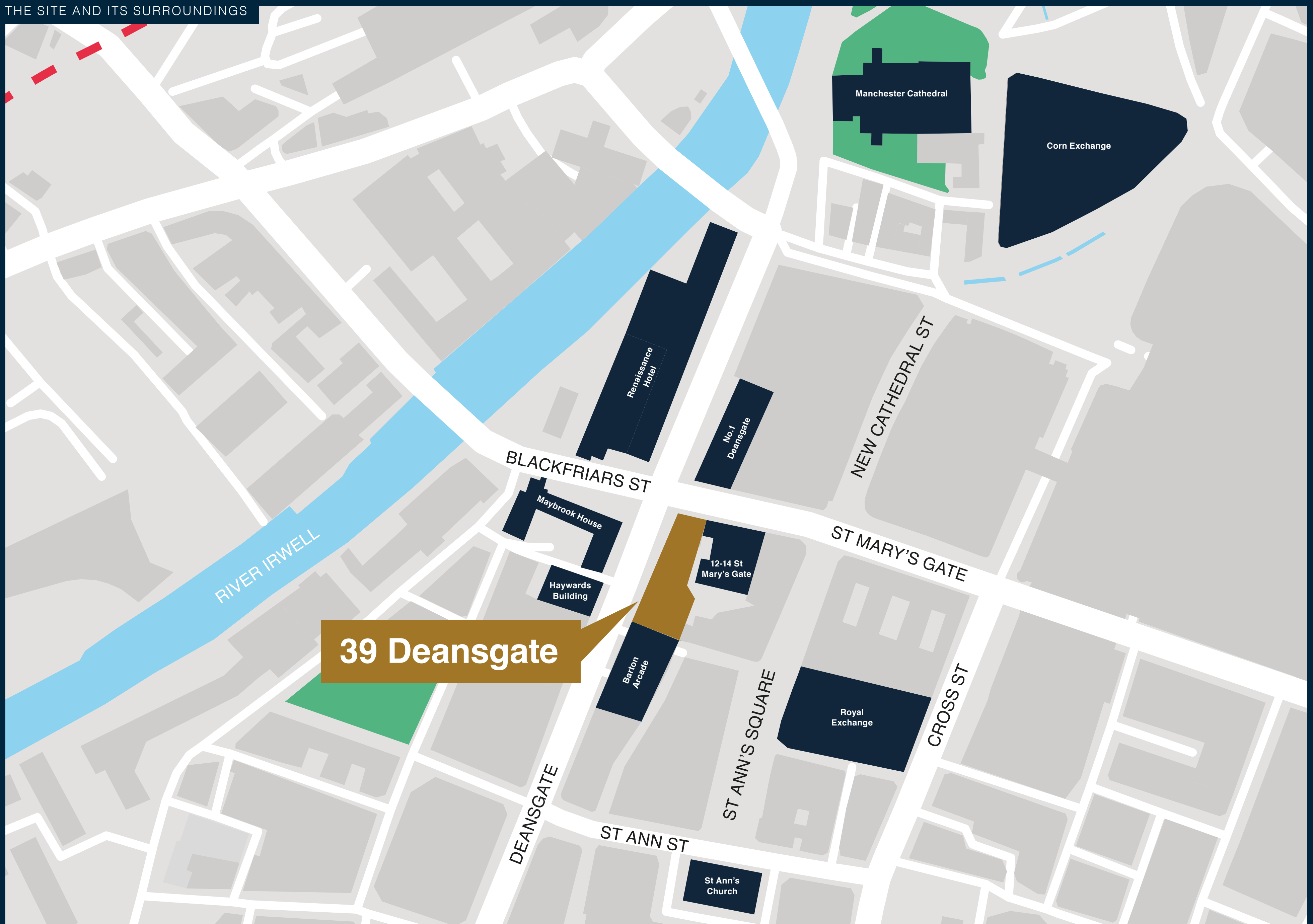
The Site sits at the northern end of Deansgate and comprises an important axis within the City Centre forming a key gateway to the main retail core.

It is situated within the north western corner of St Ann's Conservation Area and close to the adjoining Parsonage Gardens Conservation Area. Immediately to the south of the Site is the Grade II* Barton Arcade.

The wider area surrounding the Site comprises a range of City Centre uses including residential apartments, hotels, retail units, offices and food and beverage outlets.

Analysis has been undertaken to better understand the Site in terms of heritage, townscape, sunlight/daylight, residential amenity and accessibility which has informed the scheme design.

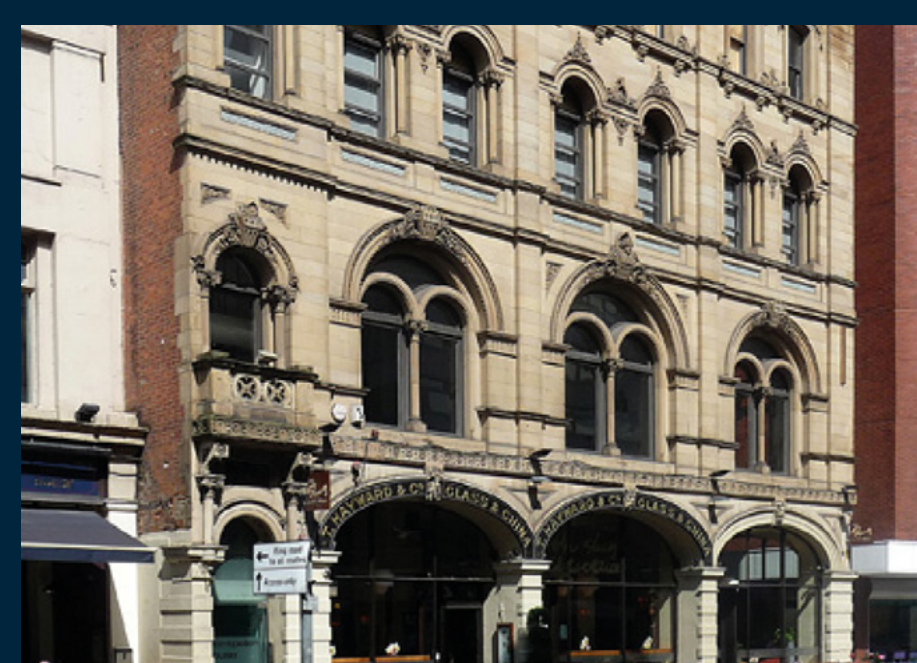
THE SITE AND ITS SURROUNDINGS



Renaissance Hotel



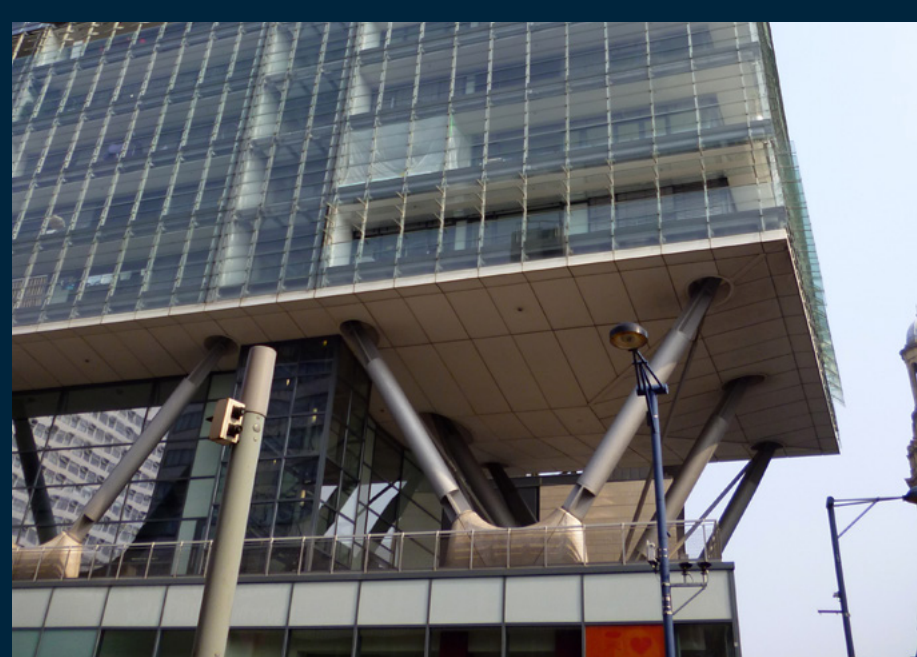
Maybrook House



Haywards Building



Church of St Ann



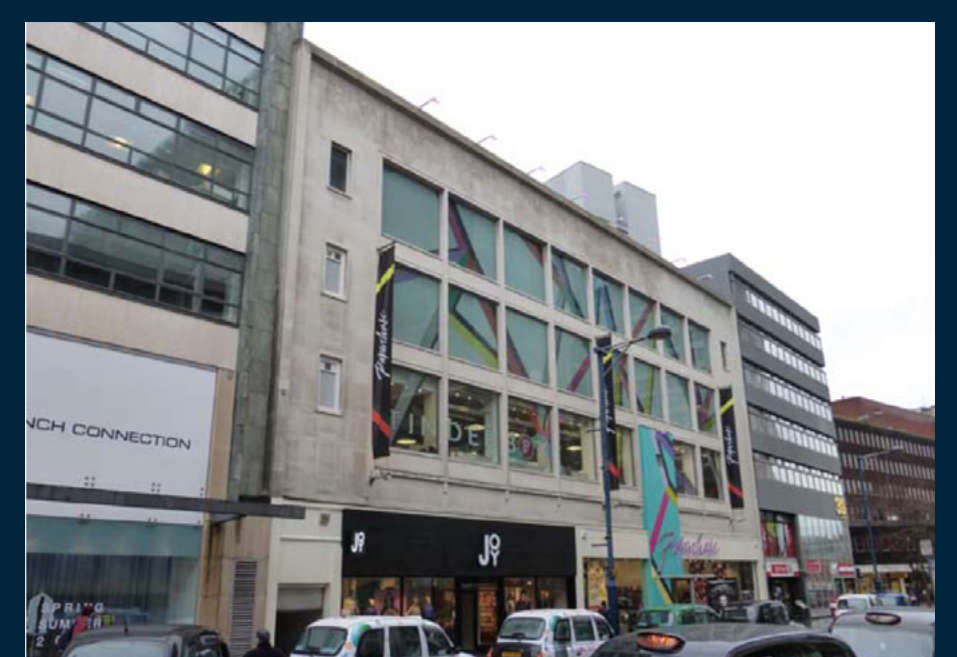
No.1 Deansgate



Royal Exchange



Barton Arcade



12-14 St Mary's Gate

03/ Historic Context

Key to the appreciation of the regeneration opportunity at the Site, is an understanding of the surrounding historic context.

The Site is located to the northern end of Deansgate and is bound by the Grade II* listed Barton Arcade to the south, to the west by Deansgate, to the north by St. Mary's Gate and to the east by Bank House at 12 – 14 St. Mary's Gate. Whilst there are no Listed Buildings within the Site, it is situated within the St. Ann's Conservation Area and lies within 250m of 19 Listed Buildings.

We are working closely with Manchester City Council and Historic England to ensure that the scheme responds positively to its heritage context.

EXCHANGE BUILDING CIRCA. 1876



DEANSGATE 19TH CENTURY



Chronology

1750

The plan from 1750 depicts the city's early street pattern. Key routes such as Deansgate and St. Mary's Gate are shown to have been laid out by the mid-18th century, forming the distinctive corner on which the Site would later come to occupy.

1813

By 1813, being located close to the river front, the area quickly developed, exemplifying an eclectic mix of industrial, residential and commercial buildings.

1850

In 1850 the Site was occupied by a number of stock and share businesses centred around 'Riding's Court'. The area was heavily built up, forming a tight urban grain intercepted by small alleyways and internal courtyards. The intricate Royal Exchange building dominated the eastern end of St Mary's Gate, forming a landmark structure in that part of the City. The Exchange Building were built in 1876.

1922

Ordnance Survey mapping between 1922 - 1933 suggests no changes were made to the Site area. Surrounding the Site, the tramline infrastructure which had been laid out in the late-19th century is visible.

1940 – 1941

During the Manchester Christmas Blitz, the Site at the corner of St. Mary's Gate and Deansgate was obliterated. The Manchester Bomb Damage map records the location of aerial bombs on the City of Manchester during WWII. The Victoria Buildings and the Royal Exchange were also heavily damaged during the bombing raid.

1951 – 1956

Following WWII the site sat vacant for a number of years and the open space became Manchester's version of "Speakers Corner". Hence, when it was redeveloped in the 1960s it was named "Speaker's House".

1969 – 1971

The Ordnance Survey map above is the first to show the footprint of the present day Site at 39 Deansgate. The introduction of a new car ramp creates the distinctive round corner to the south-east.

Exchange Building

The Exchange Buildings' were built on the Site in 1876 and comprised a brick building of four storeys with an additional attic storey replete with dormer windows. The building was characterised by slate clad turrets and an 'L' shaped glazed, pitched roof covering the central arcade. The photograph below illustrates the grand, arched entrance which served as the principal route through the shopping arcade. The adjacent plan indicates a number of shops and showrooms occupied the ground floors, with the upper storeys being used for office space. The building line continued along the entirety of Deansgate unlike the current building that steps back.

GOAD'S FIRE INSURANCE PLAN OF MANCHESTER (1886)

