



Pall Mall Court, Manchester City Centre
Planning Statement

May 2022

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1 Introduction

Introduction

- 1.1 This Planning Statement (the 'Statement') accompanies applications for Full Planning Permission and Listed Building Consent at Pall Mall Court, Manchester. The Applicant is Bruntwood Pall Mall Ltd (hereafter referred to as 'Bruntwood').
- 1.2 The applications are for the refurbishment of the Grade II listed Pall Mall Court (the Site) to facilitate its continued long-term use as office accommodation and complementary interventions to ensure a viable future for the building. The proposal includes creation of a new entrance off the piazza along with associated piazza improvements; repurposing of part of the ground floor for retail use; renewal and alteration of the curtain walling system; repurposing of the former King Street entrance; rooftop extensions to the King Street and Marsden Street blocks; and the introduction of basement amenities.
- 1.3 This Statement assesses the Proposed Development against the requirements of the Development Plan and material considerations that must inform the decision-making process.
- 1.4 Pall Mall Court sits within the historic banking district of Manchester City Centre, as well as being located within the Upper King Street Conservation Area and is identified as making a distinctive impact to this space within Manchester City Council's (MCC) conservation area guidance.
- 1.5 The building is currently vacant in its entirety, with the exception of a self-contained ground floor unit on King Street which is let to Pall Mall Medical. Revitalising the building has the potential to improve the amenity of the area especially when considering the central location of the building.
- 1.6 The Site extends to 0.23ha and is bounded by Marsden Street to the North, the Pinnacle building (former Norwich Union offices) to the East, King Street to the South and the now pedestrianised former Pall Mall (and piazza) to the West.
- 1.7 These applications are driven by the need to bring Pall Mall Court back into viable use appropriate to its location in the Central Business District whilst remaining sympathetic to the asset's historic and architectural significance and the role it plays within the Upper King Conservation Area.

About the Applicant

- 1.8 The Applicant is Bruntwood Pall Mall Ltd, which is part of Bruntwood Group. Pall Mall Court is intended to be part of the Bruntwood Works portfolio.
- 1.9 Bruntwood Works, is one of the largest property providers in the UK and is firmly embedded in the nation's towns and cities. They are a driven, design-led and socially responsible company, committed to offering flexible commercial and retail developments across the UK by successfully blending work and lifestyle. Pall Mall Court was acquired by Bruntwood Works in 2021.
- 1.10 Bruntwood Group was the first UK Property company to sign up to the World Green Building Council's Net Zero Carbon (NZC) Commitment and set a target date of 2030 for achieving 'Net Zero' across the entire Bruntwood Group.
- 1.11 Bruntwood Works have invested over c.£30 million in Manchester City Centre developments over the last two years, with their highly successful portfolio boasting a 95% occupation rate for serviced space. They are responsible for some of the most innovative and adaptable commercial spaces in the city, following the success of Blackfriars House Pioneer, 111 Piccadilly Pioneer and Bloc Pioneer.

- 1.12 Bruntwood Works' Pioneer developments are a key example of the company's innovative approach to the future of workspace design. By instilling the 6 key pillars of Pioneer, amenity, biophilia, sustainability, wellbeing, technology and art, Bruntwood Works create vibrant spaces for their community of vibrant businesses to connect and thrive.
- 1.13 Bruntwood Works intends to extend their Pioneer development portfolio through the Pall Mall Court refurbishment, utilising their expertise in Grade-II listed building refurbishments that are shown through Liverpool's Cotton Exchange and Birmingham's Cornwall Buildings.
- 1.14 Bruntwood Works have an existing pipeline of existing and new customers that need commercial space. The revitalised Pall Mall Court will meet the demands of these customers and as such it is anticipated that Pall Mall Court will be immediately occupied.

Introduction to the Proposed Development

- 1.15 Manchester City Centre is the primary driver of economic growth in the City Region. More specifically, the City has undergone considerable regeneration over the last ten years and is now the largest regional economic centre outside of London. Manchester's enhanced economic performance has been underpinned by a move away from its traditional manufacturing and industrial role towards a more knowledge intensive service-based high-growth economy. Manchester's economy is continuing to strengthen and diversify with high added-value growth forecast in Business, Financial and Professional Services, Science and Innovation, and Creative and Digital, as well as Sports and Culture, Leisure and Tourism sectors.
- 1.16 Over the last twenty years, MCC has driven the physical and economic renewal of the City Centre through the development and implementation of strategic frameworks for sustained regeneration, investment and service improvement to ensure that Manchester maintains its position as the nation's leading City Centre location. The success of this approach sees Manchester successfully compete as an international investment location and visitor destination today.
- 1.17 There is a finite supply of land within the City Centre to support this successful growth, and the Proposed Development can make a key contribution. The proposals seek to restore an underutilised site through the renewal and refurbishment of the Grade II Listed Pall Mall Court building.
- 1.18 Moreover, there are a finite number of historic listed buildings in such a prominent City Centre location. It is therefore important that Pall Mall Court has a secure long-term future so that it can enhance and contribute to the City both aesthetically and culturally, as well as economically.
- 1.19 The Site's prominent location and proximity to major transport links presents significant potential to greatly enhance the Site to make a more impactful positive contribution to the area by delivering and promoting dynamic and active uses at ground floor and throughout the piazza and the reintroduction of a distinctive high-quality office offering within the City Centre.

Description of Development

- 1.20 The description of development as stated on the applicant form for Full Planning Permission is as follows:

'Refurbishment of Pall Mall Court comprising of external alterations to form a new primary entrance off the Piazza and infilling of the arcades with new window-bays; alterations to existing King Street entrance to facilitate use as a retail (Use Class E) unit; the construction of a 1 storey roof-top extension of office floorspace on Marsden Street, the installation of new rooftop plant on Brown Street and King Street and associated plant screening; the installation of new balustrade on King Street to facilitate an ancillary roof terrace; the renewal of the external façade including a wholesale like-for-like replacement of the curtain walling system; and other associated works.'

- 1.21 The description of development as stated on the application form for Listed Building Consent is as follows:

'Refurbishment of Pall Mall Court comprising of external alterations to form a new primary entrance off the Piazza and infilling of the arcades with new window-bays; alterations to existing King Street entrance to facilitate use as a retail (Use Class E) unit; the construction of a 1 storey roof-top extension of office floorspace on Marsden Street, the installation of new rooftop plant on Brown Street and King Street and associated plant screening; the installation of new balustrade on King Street to facilitate an ancillary roof terrace; the renewal of the external façade including a wholesale like-for-like replacement of the curtain walling system; internal refurbishment and other associated works.'

Pre-application Stakeholder Engagement

- 1.22 A Statement of Community Involvement has been prepared to support the applications. The document explains the programme of consultation that the Proposed Development has been through in order to ensure that issues could be considered and addressed as the proposals came forward. The proposals have been developed in consultation with the Local Planning Authority, Statutory Consultees including Historic England ('HE'), the Twentieth Century Society, and Greater Manchester Police, as well as immediate neighbours and the Manchester Modernist Society.
- 1.23 In respect of wider public consultation, it was considered that due to the surrounding buildings being largely professional services, the main consultation platform for engagement should be through landowner meetings and a letter drop. A letter was posted to surrounding occupiers on 27 April 2022 and individual meetings were held in April 2022. A copy of the letter is found within the Statement of Community Involvement.

Application Documentation

- 1.24 The application documentation has been prepared in accordance with Manchester City Council's (MCC) Validation Criteria. It provides a comprehensive list of supporting documentation covering submission, determination and post determination stages of the application as follows:
- Planning Application Forms and Certificates for Planning Permission and Listed Building Consent including ownership certificate prepared by Deloitte Real Assets Advisory
 - Notices, Planning Application Fee and Cover Letter prepared by Deloitte Real Assets Advisory
 - Existing and proposed scheme drawings including plans, sections and elevations prepared by Sheppard Robson
 - Design and Access Statement (including Waste Management Strategy) prepared by Sheppard Robson
 - Planning Statement - prepared by Deloitte
 - Statement of Community Consultation - prepared by Deloitte
 - Public Benefits Statement – prepared by Deloitte
 - Heritage Statement- prepared by SLHA
 - Options Appraisal Matrix – prepared by Technical Team
 - Structural Statement - prepared by DWLLP
 - Crime Impact Statement provided by Greater Manchester Police
 - Marketing Report (Market Positioning) – prepared by Savills
 - Environmental Standards Statement/Net Zero Carbon Strategy – prepared by Ramboll

- Ecological Survey including Bat Survey – prepared by Tyler Grange
- Arboriculture Report – prepared by Tyler Grange
- Energy Strategy including Ventilation and Extraction – prepared by Ramboll
- Local Labour Agreement – prepared by Bruntwood Works
- Framework Construction Management Statement – prepared by GMI
- Acoustic Assessment – prepared by dBx Acoustics.

Structure of Planning Statement

1.25 The Statement is structured as follows:

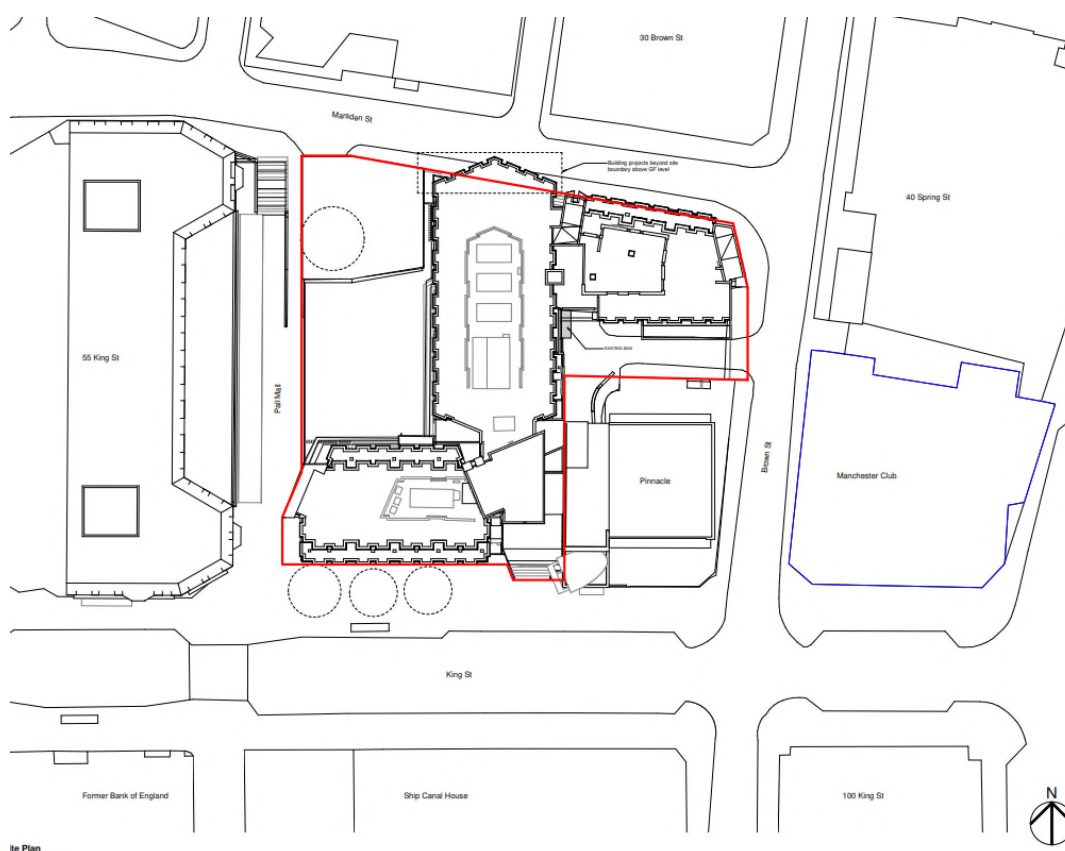
- Section 2 provides a Site description and considers the wider context of the Site;
- Section 3 describes the application proposals and their design evolution and sets out pre-application consultation which has taken place;
- Section 4 assesses the proposals against the relevant planning policy;
- Section 5 provides a broader planning assessment of the key Site-specific planning considerations relevant to the determination of the application;
- Section 6 provides our conclusions in relation to the overall merits of the proposals

2 Site & Surroundings

Site Location

- 2.1 Pall Mall Court is located on King Street within the Central Business District (CBD), in the heart of the City Centre. The CBD is “the focus for the largest regional concentration of financial and professional services in the UK and, along with areas such as Spinningfields and Central Spine, is crucial to providing a diverse commercial product”¹. To the north of Pall Mall Court is Marsden Street, the Pinnacle Building bounds the Site to the east, to the south is King Street and to the west is Pall Mall.

Figure 2.1: Site Location Plan (Source: Sheppard Robson, 2022)



- 2.2 The Site, including the piazza, extends to approximately 0.23ha and is located within the Deansgate Ward.
- 2.3 Pall Mall Court is an ‘s-shaped’² plan of varying height. It steps up to 6 storeys in the North and South blocks and to 12 storeys in the central block. The oriel style windows create a rhythmic façade with strong geometry. The materiality is bronze patinated aluminium, tinted brown glazing, and blue-black mosaic cladding. A basement car park, accessed from Marsden Street, provides 41 vehicle spaces.
- 2.4 A piazza is within the centre of the Site, bound by the southern and central blocks. The piazza is dominated by a large planter on the northern side. The size of the planter was likely determined

¹ Manchester Core Strategy (Manchester City Council, 2012)

² Note: Historic England listing entry described the building as ‘z-shaped’ which is not factually correct when looking on a north facing site plan.

by the clearance required for the under-croft car park entrance located beneath. The ground floor of Pall Mall Court fronting the piazza is sunken to create an arcade around the perimeter.

Site Specific Environmental Designations

- 2.5 The Site is located within Flood Zone 1 and is not at-risk groundwater flooding. The Manchester, Salford and Trafford Strategic Flood Risk Assessment (2011) identifies the Site as being in the 'Conurbation Core' critical drainage area.
- 2.6 The Site is not located within a statutory or non-statutory nature conservation site and no record of protected species have been found at the Site.
- 2.7 The Site is within the Greater Manchester Combined Authority Air Quality Management Area, as designated in 2001 and most recently noted in the Greater Manchester Air Quality Action Plan 2016-2021.

Surrounding Area

- 2.8 Pall Mall Court is situated in a mixed-use area predominantly comprising of ground floor food and beverage and retail uses, and office upper floors. King Street appeals to retailer operators due to its central location and striking architecture. There are a number of restaurants at ground floor level around the Site including Kala Bistro, Rosso and Pizza Express. There are also a number of ground floor office entrances and uses along King Street including 55 King Street, Ship Canal House and the adjacent Pinnacle building. Marsden Street has a mix of uses including restaurant and retail uses which sit below office uses and purpose built offices, such as One Marsden Street, and also CORE as a new-build office.
- 2.9 There are no significant developments approved/under construction in close proximity to Pall Mall Court that would influence the immediate vicinity. There is one approved planning permission within close proximity to Pall Mall Court, however this is not significant to the immediate surroundings of Pall Mall Court. This planning permission is:
- **40 Spring Gardens, Manchester M2 1EN** – External alterations to ground floor entrance from Spring Gardens, consisting of removal of glass canopy and re-cladding of external vestibule.
 - **Hotel Gotham, 100 King Street, Manchester M2 4WU** - Internal alterations to the lower basement of Hotel Gotham to provide further hotel accommodation.

Strategic Location

- 2.10 The Strategic Context and Strategic Location of the Site is discussed in Section 2 of the Public Benefits Statement. In brief, the CBD accommodates a wide range of companies of various sizes and across a range of business sectors, including retail, creative and digital sectors as well as financial and professional services. It provides a range of different office spaces to accommodate this mix of occupiers. The Site is therefore well-placed to deliver to a range of growth sectors and contribute to meeting the strategic aims of Greater Manchester Combined Authority (GMCA) and MCC.

Transport and Accessibility

- 2.11 The Site benefits from a high level of pedestrian and vehicular accessibility, and offers exceptional linkages to a variety of multi-modal public transport connections. It has a Greater Manchester Accessibility Level (GMAL) of 8, the highest level of accessibility.

Cycle/Pedestrian Routes

- 2.12 Cycling is an increasingly popular mode of transport and is an effective mode for short trips. There are a number of designated cycle routes and facilities in the area. Existing pedestrian links

are present around the Site which lead to the primary routes towards the centre of Manchester along Piccadilly, High Street and Market Street.

Metrolink

- 2.13 Manchester Metrolink services are also accessible from the Site, with the nearest stop being located at Piccadilly Gardens, which is a 5-minute walk from the Site. Manchester Metrolink offers high-frequency services (up to 10 per hour) across Greater Manchester. A further stop is located in Exchange Square which is located approximately 5 minutes from the Site (300m). There are several other Metrolink stops in close proximity, including St Peter's Square (330m) and Shudehill (520m).
- 2.14 Piccadilly Gardens Metrolink provides regular services to Altrincham-Bury Line, Bury-Piccadilly Line and South Manchester-Oldham Line, and the Site is therefore highly accessible on the Metrolink network.

Rail

- 2.15 Services to destinations across the UK are accessible from Manchester Victoria and Manchester Piccadilly train stations which are 670m and 870m from the Site respectively. Both offer regular services both throughout Greater Manchester, and beyond to cities across the UK.
- 2.16 Manchester Piccadilly Train Station is located approximately a 13-minute walk to the southeast of the Site, offers a direct connection to Manchester International Airport.

Bus

- 2.17 There is a Free Bus system in operation within the City Centre, and Route 1 calls at bus stops located on King Street, immediately to the west of the Site. This bus calls at the Piccadilly Train Station Central Coach Station and provides an alternative connection to the other rail stations across the city for those unable to walk the full distance from the Site.
- 2.18 Both Shudehill and Piccadilly Garden exchanges, which are situated 7-8 minutes' walk from the Site, provide regular bus services to a wide local and regional network.

Heritage Considerations

- 2.19 Pall Mall Court is a 20th century Grade II listed building and comprises 6-12 storeys plus basement car parking facilities. Pall Mall Court was Grade II listed on 04 December 2000 (entry number 1246934). The listing description is as follows:

"Commercial office building, 1966-8 by Harry Tegg in association with A H Brotherton and Partners, and the engineers, Cyril Blumfield and Partners. Reinforced concrete frame with grey-bronze ceramic-mosaic cladding to the service towers, and Staffordshire blue-brickwork and bronze painted-aluminium cladding to the rest of the building with bronze glass. Flat roofs with parapets. 6-storeys and 12-storeys."

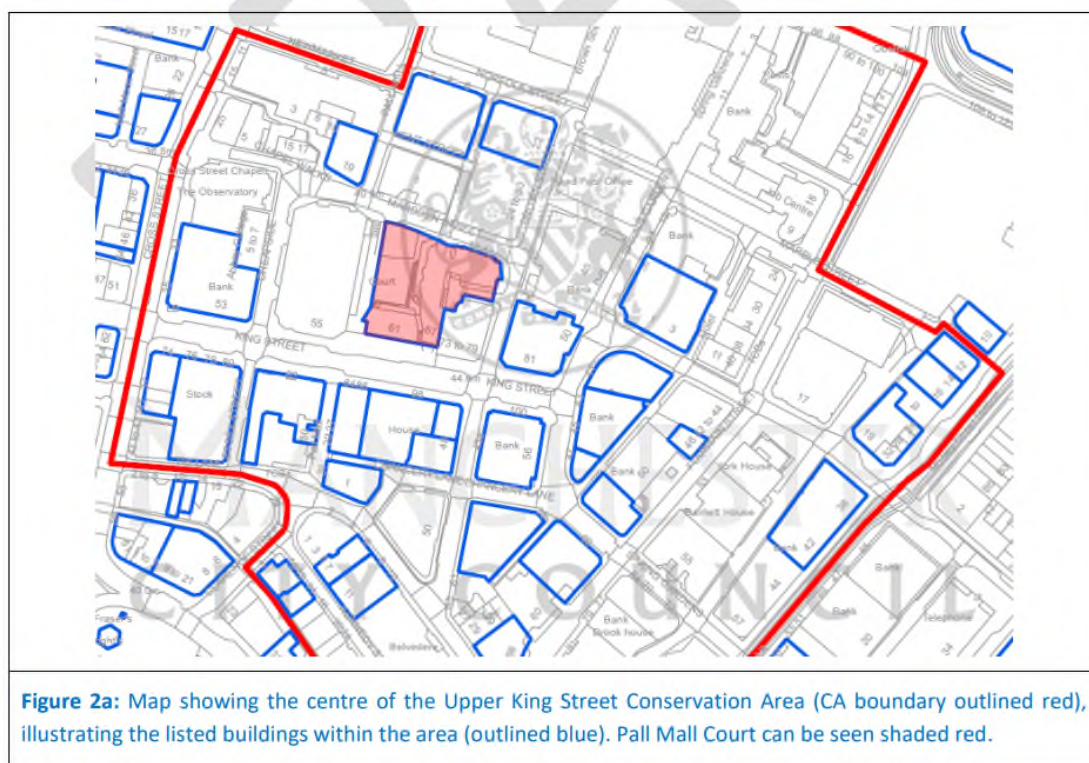
- 2.20 In order to accurately understand the heritage value of the building, a Heritage Statement was prepared by Heritage Architecture and is discussed in Section 3 of this Statement.

Pall Mall Court Significance

- 2.21 Pall Mall Court was originally commissioned as a headquarters building for London Assurance Group. However, during the construction process a partnership was formed with Sun Alliance Group. This partnership led to the building being multi-occupier rather than for its intended use for a single occupier. The building was constructed in 1969 and has remained in office use throughout its lifespan.

- 2.22 The ground floor arcade was originally intended for retail units. However, these were quickly leased to the Bank of America and became defunct.

Figure 3.2: Extract from Heritage Statement prepared by Stephen Levrant Heritage Architecture (2022)



- 2.23 As set out in the Heritage Statement, the 's-shaped' form of Pall Mall Court is unusual and is an example of architectural innovation with high quality finishing and forward-thinking design. This unusual late 1960s design is in contrast to its contemporaries which were largely concrete-framed using a repeating block planform. The boxed-out windows create a distinctive fenestration pattern and combine with its bronze patinated aluminium elevations to create a striking streetscape contribution. Internally much of the original fabric has eroded over time. The original blue-black mosaic tiled walls and planform has been largely retained in the main lift/stair cores and lobbies. Similarly, the staircase lobbies and fire escapes retain the tiled walls, brick flooring and the original balustrades and handrails. The piazza and planter provide a juxtaposition to the modernist building complex with the raised planter designed to disguise the basement car park entrance.
- 2.24 Therefore, the aesthetic values of Pall Mall Court are of high significance. In particular the unusual planform and enhanced by innovative stylistic detailing which includes the building's use of bronze painted-aluminium, glass, and the grey-black mosaic cladding. Internally, the main components of significance are the staircases, lobbies, the caretaker's flat, and the fire escape. The building also has historic interest as a building designed to be a modern office building fit for a high-status headquarters, and therefore it used cutting edge, modern design. On this basis, Pall Mall Court is regarded as a good example of late-20th Century architecture within Manchester City Centre. The Heritage Statement prepared by Stephen Levrant Heritage Architecture considered the building to have medium historic interest and high architectural interest.
- 2.25 The piazza has been compromised in terms of its fabric and original design and does not function as originally intended. The space was designed as part of the architectural expression of the building, but its compromised form means that it currently presents an inactive, poor pedestrian

environment which detracts from the building's setting and makes a negative contribution to the character and appearance of the Upper King Street Conservation Area.

Upper King Street Conservation Area

- 2.26 This Site is situated in the Upper King Street Conservation Area.
- 2.27 In the early 18th Century, the area was characterised by desirable residences which rivalled the Hanoverian houses in St. Ann's Square. The rapid growth of Manchester in the late 18th Century/early 19th Century led to residences being demolished in order to make way for more commercially oriented buildings. The first Town Hall was completed in 1825 on the corner of King Street and Cross Street thus signifying the importance of the area. By 1825 the majority of houses along King Street had become professional offices or business houses.
- 2.28 Until 1929 houses were steadily demolished in place of prestigious office buildings for insurance companies and banks. The Upper King Street Conservation Area was designated in 1970 to protect and enhance the high quality central financial district. In 1985 the Conservation Area boundary was extended to Mosley Street and Market Street; Mosley Street is the natural extension of the financial district and Market Street is one of the oldest streets in Manchester.

Other Designated Heritage Assets

- 2.29 An initial search of the Historic England database when using a notional 150m radius has shown there are 30 listed buildings in the vicinity of the Site, including the following assets in the immediate surroundings:
- Midlands Bank (1929-1935), Edward Lutyens (Grade II*)
 - 41-47 Spring Gardens (1890), Heathcote and Rawle (Grade II)
 - The Reform Club (1870-71), Edward Salomons (Grade II*)
 - Lloyds Bank Building (1913), Charles Heathcote (Grade II)
 - Prudential Assurance Office (1888-1896), Alfred Waterhouse (Grade II)
 - Bank of England (1845), Charles R. Cockerell (Grade I)
 - National and Provincial Building Society (undated), Architect Unknown (Grade II)
 - Ship Canal House (1927), Harry S. Fairhurst (Grade II)
 - Atlas Chambers (1929), Michael Waterhouse (Grade II)
- 2.30 Further detail about surrounding listed buildings and their relationship with the Site is provided in the Heritage Statement.

Planning History

- 2.31 A Planning History search of the Site has been undertaken using the LPA's public access system. The earliest planning history recorded dates back to November 1988 which relates to the consent for "Replacement of existing glazed entrance hall screen, with revolving doors with pass doors on either side". From an inspection of the building, it would appear that this consent was implemented.
- 2.32 The Planning History search found that, in addition to the November 1988 consent, the planning history includes multiple small applications throughout the for minor interventions in an attempt to modernise and improve the function of Pall Mall Court. These interventions have typically related to the M&E services and access.
- 2.33 In 2018 the previous owner of the Site submitted a planning and listed building consent application for the wholesale infilling of the piazza, refurbishment and roof-top extensions. The applications were subsequently withdrawn.

2.34 The Planning History relevant to the current application is summarised in Table 3.1.

LPA Reference	Description of Development	Decision Date	Decision
Planning Application Ref: 032561	Replacement of existing glazed entrance hall screen, with revolving doors with pass doors on either side.	02 November 1988	Approved
Planning Application Ref: 058518/FO/CITY1/00	Alteration to King Street entrance.	12 January 2001	Withdrawn
Listed Building Consent: 062563/LO/CITY1/01	Installation of chiller and air handling units in screened enclosures at roof levels; associated ducting and decking, installation of ground-based electrical transformer and associated alterations to external wall to enclose transformer; and internal works to form service shafts, removal of asbestos bulkhead, new suspended ceilings, new heaters, securing of windows and removal of air-conditioning units on elevations.	24 January 2002	Approved
Planning Application Ref: 062562/FO/CITY1/01	Installation of chiller and air handling units in screened enclosures at roof levels; associated ducting and decking, installation of ground-based electrical transformer and associated alterations to external wall to enclose transformer.	24 January 2002	Approved
Listed Building Consent: 064545/LO/CITY1/02	Replacement ceilings, works to lift reveals, stairguard rails, roof works including replacement coving and parapet detail and safety rail.	15 March 2002	Approved
Listed Building Consent Ref: 064843/LO/CITY1/02	Replacement ceilings, works to lift reveals, stairguard rails, roof works including replacement coving and parapet detail and safety rail.	31 May 2002	Approved
Listed Building Consent Ref: 064845/LO/CITY1/02	Internal refurbishment works to entrance foyer.	15 July 2002	Approved
Listed Building Consent Ref: 068057/LO/2003/C1	Elevational alterations to piazza area to form new access, new glazed areas at ground level construction of a ramp for disabled people, and erection of a gate.	19 July 2003	Approved
Planning Application Ref: 068056/FO/2003/C1	Elevational alterations to piazza area to form new access, new glazed areas at ground level and construction of a ramp for disabled people, and erection of a gate.	19 July 2003	Approved

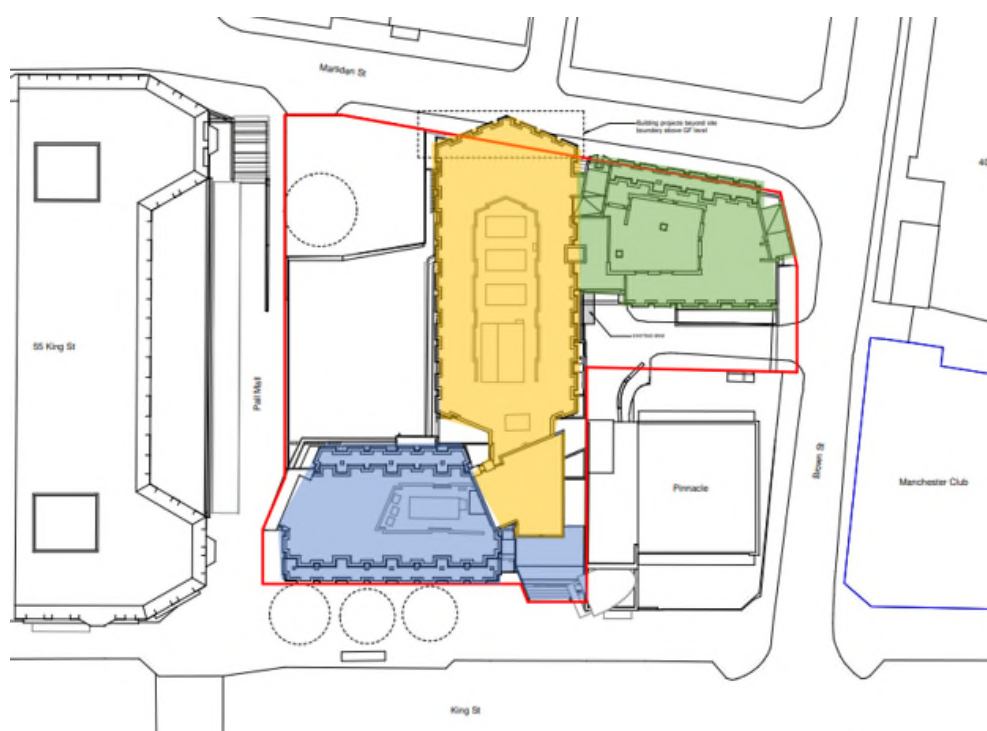
LPA Reference	Description of Development	Decision Date	Decision
Listed Building Consent Ref: 068081/LO/2003/C1	Internal and external alterations to main entrance area including new disabled access.	09 July 2003	Approved
Planning Application Ref: 072273/FO/2004/C1	Installation of air conditioning unit to 10th floor roof top plant enclosure.	03 September 2004	Approved
Listed Building Consent Ref: 072300/LO/2004/C1	Installation of air conditioning unit to 10th floor roof top plant enclosure. Formation of cellular office and meeting rooms on 9th floor through installation of solid and glazed partitions.	03 September 2004	Approved
Listed Building Consent: 076339/LO/2005/C1	Formation of cellular office accommodation on ground, first and second floors through installation of solid and glazed partitions.	23 August 2005	Approved
Listed Building Consent: 087657/LO/2008/C1	Change of use of Unit 2 (Lower Ground Floor) from B1 to A1, A2 and D1. Elevational alterations to form new entrance doors, installation of new platform lift to external piazza and new air conditioning units to service yard elevation.	23 December 2008	Approved
Listed Building Consent Ref: 088754/LO/2009/C1	Internal fit out including installation of new partitioning and suspended ceiling.	24 June 2009	Approved
Listed Building Consent Ref: 090632/LO/2009/C1	Installation of new hot water pipework from boiler room, through basement car park and throughout the building risers in the Marsden Street and King Street blocks as part of phased replacement of all heating pipework.	12 February 2010	Approved
Listed Building Consent Ref: 094894/LO/2010/C1	The replacement of existing steel heating pipework to all ten floors of office accommodation in the tower block of Pall Mall Court.	18 March 2011	Approved
Planning Application Ref: 106696/FO/2014/C1	Replacement of three rooftop air cooled chiller plants.	24 October 2014	Approved
Listed Building Consent Ref: 106697/LO/2014/C1	Replacement of three rooftop air cooled chiller plant.	24 October 2014	Approved
Listed Building Consent Ref: 110299/LO/2015/C1	To apply a liquid waterproofing roof system.	15 December 2015	Approved
Planning Application Ref: 120832/FO/2018	Refurbishment of Pall Mall Court comprising external alterations to form new entrances on King Street and	02 November 2018	Withdrawn

LPA Reference	Description of Development	Decision Date	Decision
	Marsden Street entrance; the construction of one storey rooftop extension to the King Street elevation, and a two storey rooftop extension to the Marsden Street elevation; the construction of 3 lower ground and ground floor retail and leisure units; the change of use of part of the lower ground Pall Mall Court office building to form 1 retail and leisure unit; and other associated works		
Planning Application Ref: 120833/LO/2018	Listed Building Consent for internal and external alterations to Pall Mall Court, including external alterations to form new entrances on King Street and Marsden Street; the construction of one storey rooftop extension to the King Street elevation; and a two storey rooftop extension to the Marsden Street elevation; the construction of 3 lower ground and ground floor retail and leisure units fronting Pall Mall thoroughfare; the construction of 1 lower ground retail and leisure unit on the King Street elevation; and refurbishment of the interior.	02 November 2018	Withdrawn

3 The Development Proposals

- 3.1 The Proposed Development seeks to secure the long-term viable use of Pall Mall Court through refurbishment to provide retail space at ground floor, tenant wellness facilities in the basement levels and enhancing the building to transform it into a high-quality Grade A office space, including flexible workspace.
- 3.2 This Section should be read in conjunction with the submitted application drawings and Design and Access Statement prepared by Sheppard Robson Architects and the Public Benefits Statement prepared by Deloitte. It provides a summary description of the key elements of the Proposed Development.
- 3.3 To aid the discussion, the building is on occasion referenced to as a 'block'. These are identified as follows:
- Green – 'Marsden Street block'
 - Yellow – 'Brown Street block'
 - Blue – 'King Street block'

Figure 3.1: Block Terminology (Source: Sheppard Robson with annotation by Deloitte, 2022)



The Need for Intervention

- 3.4 Pall Mall Court is in a prime location in the CBD, however in its current state it is failing as an office use and, due to this, the building is entirely vacant (with the exception of the self-contained Pall Mall Medical unit). The building does not meet modern office demands and this is attributed to a number of factors:

- **Common Areas** – The common areas within the building are severely lacking. Many occupiers who inspected the building passed negative comment on the small reception area. This creates a very negative first impression especially for a building of this considerable scale and particularly when compared to other competing office schemes. The building continues to lack a sense of arrival.
- **Lack of investment** – Previous owners of the building have taken a piecemeal approach to refurbishment and failed to invest in the office more widely. This has resulted in a continued downward spiral in quality and again puts the building at a significant disadvantage to those offices it competes against.
- **Building Complexity** – The building’s complexity, notably its arrangement over various wing and unusual ceiling details has meant Pall Mall Court obtained a reputation for being difficult to fit out for a modern occupier’s needs. This reputation did tarnish the building and acted as a further barrier to agreeing lettings.
- **Anti-Social behaviour** – The external piazza area and various areas of covered external space at ground floor have for many years been a haven for rough sleeping and anti-social behaviour. Throughout the year this is a problem and is often cited as a significant barrier to attracting occupiers to the building. In fact, so great has the problem become at certain times, it has even been raised as an issue for occupiers in nearby buildings such as No. 1 Marsden Street.

3.5 In addition to these factors, there are many significant issues with the façade of Pall Mall Court, which principally relate to the windows and poor interfacing detailing. This has meant there is water ingress and poor air tightness which leaves the building inadequate for an office use. Aside from the poor interfacing, the curtain walling comprises non-safety glazing and the line loadings are not to current regulation. The curtain walling is also seeing areas of disrepair with patchwork repairs across the façade, creating an inconsistent and piecemeal approach. Specifically, when comparing the curtain walling system with industry standards, the fixings are well beyond their anticipated timeframes of between 25-30 years and, aside from areas of piecemeal repair, these have not been replaced.

3.6 There are also aesthetic deficiencies which have occurred over time, for example where windows have failed or have been broken due to anti-social behaviour, these have been replaced on an ad-hoc basis. This has resulted in variations of colour to the window treatment across the building. Similarly, the curtain walling caps have a poor paint finish to them following a pre-listing refurbishment. These issues have been compounded by the years of poor maintenance with debris and dirt worsening the aesthetic, and well as contributing to fixing failures.

3.7 In addition to the issues associated with the curtain walling system, there are significant areas of de-bonded mosaic tiling across façade of the building which has been worsened through years of neglect and insufficient maintenance. Numerous ‘quick fixes’ have been attempted piecemeal to seal areas of the façade with silicone sealant; however, these repairs are inadequate in protecting the building from the elements. The façade also has asbestos in the gaskets and numerous failed spandrel panels.

3.8 Due to these reasons, there is a need to make meaningful interventions in order to bring Pall Mall Court back into use and provide highly sought-after office space in the CBD.

Design Principles

3.9 The Applicant seeks to refurbish Pall Mall Court and provide a long term, viable use for the listed building. The Project Team have worked extensively on how to return Pall Mall Court back to full occupation and restore its long-neglected significant features, particularly the building’s façade.

- 3.10 At the heart of the design process there have therefore been a number of baseline assumptions:
- Provide a high-quality refurbishment of Pall Mall Court to create an environmentally conscious building that responds to the needs of occupiers.
 - Retain areas and materials of high heritage significance.
 - Renew the façade in order to improve environmental efficiencies, the lifespan of the building and contribute to NZC targets.
 - Reactivate the piazza and entrances through a reorientation of the building entrances to deliver the arrival space occupiers require.
 - Implement retail / leisure uses at ground floor to further enhance activation.
 - Provide alterations to the exterior planter in order to aid in the activation of the buildings' ground floor exterior.
- 3.11 The baseline assumptions were adopted as part of the options appraisal for the building.

Design Development

- 3.12 The Project Team have undertaken options appraisals to ensure the proposals would bring forward a scheme that delivers the best possible outcome for this much-loved building and secure its long-term viable use.
- 3.13 In order to achieve this, there are several key areas for intervention:
- Ground floor activation
 - Roof
 - Façade

Ground Floor Activation

- 3.14 As highlighted above, the surrounds of Pall Mall Court experience anti-social behaviour. This is largely due to the design of the building with its arcades and also the lack of ground floor activation.
- 3.15 The Applicant is keen to reanimate the ground floor around the piazza, rather than take an approach of infilling the piazza in its entirety. As such the proposals have first focused on how to make the spaces attractive to potential occupiers.
- 3.16 The first of these is the relocation of the main entrance to the piazza. The team undertook analysis of where the entrance would be most sympathetically and appropriately located. Whilst placing an entrance in the middle of the Brown Street block would provide a more symmetrical approach, it would involve significant intervention, poor level changes, and a challenging internal layout. As such the team consider the chosen location from the piazza to be the most sensitive location which meets occupier requirements. In this location it is possible to achieve level access into the building and also provide the sense of 'arrival' space demanded by office occupiers. Once the most appropriate location for the entrance was established the design development focused on the design details. A single height storey entrance being dismissed due to it lacking presence and therefore not meeting occupier demands. The double height entrance is considered to aid in wayfinding of the primary access to the building, and therefore this option was taken forward for more detailed design.
- 3.17 However, the creation of the new primary entrance in itself does not solve anti-social issues associated with the arcades. The options reviewed for the ground floor arcade has considered two aspects: how to bring more light into the building and how to reduce opportunities for anti-social behaviour. To achieve these aims, the design team explored extending some of the

existing bays out in key locations. However, it was felt that extending just one or two of the bays out created an unsympathetic rhythm and would unlikely bring sufficient light into the building. It would also create more corners and hidden spaces for anti-social behaviour. Therefore, the design team considered if a more extensive intervention would be necessary to holistically address both the amenity and the anti-social behaviour issues.

Roof

- 3.18 The need for roof-top extensions have been derived from occupier demands, including for high-quality private amenity space. There is additional height from the proposed plant screening for the new areas of modern plant. The design has been developed after a detailed study of the rhythm of the building and extensive design development into achieving the same finish as the existing façade.

Façade

- 3.19 The Marketing Report (Sustainability) prepared by Savills sets out that tenants are increasingly seeking highly sustainable buildings. Tenants see their responsibility to respond to the climate crisis and reduce their energy consumption and therefore many companies have set ambitious environmental, social and governance (ESG) targets. Real assets, such as buildings and floorspace, are often some of the highest sources of carbon emissions for a business and is why there is an increased focus on the choice of spaces.
- Therefore, it is necessary for Pall Mall Court to be able to compete in this marketplace. An initial analysis was undertaken to understand what the existing energy consumption was of Pall Mall Court, and where there may be deficiencies. This analysis outlined that the principle source of excess energy consumption was as a result of the poorly performing façade, coupled with outdated mechanical and engineering services.
- 3.20 Wintech then undertook a detailed condition survey of the façade, submitted as part of the applications. It sets out that the curtain walling had significant water and air-tightness issues, alongside the mechanisms being past their recommended lifetime. It also highlights the ineffective piecemeal repairs and poorly applied finishes.
- 3.21 After understanding the existing condition of the building, an extensive glazing options matrix was developed to assess the most viable solution for the façade, considering the NZC targets of both MCC and Bruntwood Works, whilst also conserving the heritage significance of the building.
- 3.22 The Applicant engaged the team to provide a holistic options appraisal of Pall Mall Court. All technical disciplines used the condition survey report from Wintech as the starting point and were asked to assess the impact of various interventions. These interventions or 'options' were devised from discussions with the various stakeholders, most notably MCC and HE. Further discussions focused on the technical elements to be specifically assessed, for example aesthetics, buildability, cost etc. The matrix was a live document which was continually updated as further information was provided or additional studies undertaken.
- 3.23 Within the option appraisal process, 8 options were considered at length and are set out in detail within the Options Appraisal Matrix submitted with the applications. These options are summarised below:
1. Do Nothing – Keeping the existing window mechanisms in their current state would render the building uninhabitable and therefore prevent the long-term viable use of the building.
 2. Replace single glazed unit – This option will not secure the long-term viable use of the building, as the thermal and water tightness issues will not be adequately resolved. This option would likely lead to the building falling into further disrepair.

3. Replace single glazed unit and add secondary glazing – This option would improve elements of the thermal performance, however the current issues with the current system such as the deteriorated frames will not be resolved. In addition, the introduction of a secondary structure will cause visual implications from street level and impact sight lines. This option is unlikely to meet occupier demands and will not secure the viable use of the building.
4. Replace single glazed unit and frame – This would provide a like-for-like replacement that would aesthetically improve the façade and sustain the original appearance of the building. This option, however, will provide minimal improvement to heat loss and energy consumption, leaving the building still being unlikely to appeal to the occupier market.
5. Replace single glazed unit and frame and add secondary glazing – The addition of a secondary structure to house secondary glazing in order to enable the long-term viable use of the building. As above, introduction of a secondary structure will cause visual implications from street level and impact sight lines. The historical frames would also be replaced therefore negatively impacting the historic significance of the façade.
6. Replace single glazed unit with double glazed unit – Removal of all glass panels and replacement with double glazing that will enable the long-term viable use of the building. The replacement of the glazing will require the alteration of all existing frames, and would not improve the existing condition, appearance or performance of the frames.
7. Replace single glazed unit and frame with standardised double-glazed unit and frame – This will enable the long-term viable use of the building by replacing the expired glazing and associated mechanisms. This option cannot provide a standardised system that will match the existing fabric and therefore the visual aesthetic will be compromised and would result in the highest level of heritage harm to the building.
8. Replace single glazed unit with newly designed double-glazed unit and frame system – This is a bespoke option to closely match the existing installation, aiming to retain the original appearance of the building despite the removal of original historic fabric. This option will result in lower energy consumption and will enable the long-term viability of the building.

3.24 Following the extensive options appraisal, it was concluded that option 8 would be the best solution for the façade renewal. The improved environmental performance will meet occupier requirements and aesthetically, the like-for-like wholesale replacement of the façade will retain the historic appearance of the building and make a positive contribution to the conservation area. This option is the most likely to attract long-term occupation of the building, thus facilitating job creation, increased activity and footfall in the area and a reduction of anti-social behaviour, overall creating the best viable future for Pall Mall Court. The full public benefits of this option are set out in the Public Benefits Statement prepared by Deloitte and submitted with this application.

3.25 A second element of the façade interventions are to the mosaics. The Applicant undertook a condition survey of the mosaics, a key feature of the building. From this it was evident there are areas which need some detailed repair. Following this the Applicant sourced a like-for-like match and which has been agreed with MCC.

The Proposals

3.26 After establishing the optimum viable use and detailed options appraisals, the proposals were developed further and have culminated in these Planning and Listed Building Applications.

- 3.27 The final proposal is considered to achieve all stated aims: optimising the viability of, and protecting the future of Pall Mall Court through repair and refurbishment; establishing a new workable façade for the building that successfully supports the long term viability of the building and satisfying NZC targets whilst still retaining the aesthetic experience of the historic building from a heritage perspective; and promoting dynamic and active uses at ground floor level and in the piazza, through smaller scale retail uses.
- 3.28 In line with the ethos of Bruntwood, and as part of securing the long-term future use of the building, significant consideration has been given to reducing carbon emissions and the ambition is for the building to be NZC. In this way the building will contribute to MCC's ambition of Zero Carbon by 2038 and respond to the climate emergency. Not only is it a responsible development option, but it is also increasingly sought after by large corporates who are seeking to meet their own NZC ambitions. Therefore, being a 'green building' is a key part of the positioning of the proposals in the market and in essence a necessity to secure the type of tenants looking for large Grade A office floorplates.
- 3.29 This section should be read in conjunction with the accompanying Design and Access Statement. The proposals take a holistic approach to ensure each intervention has a defined purpose to the transformation of Pall Mall Court. The interventions will ensure Pall Mall Court can be retained in optimum viable use as an office building and provides the opportunity to restore internal areas to their original state.

Key Interventions

- 3.30 As noted, the building as existing currently requires significant refurbishment to achieve its optimum viable use, including intervention to the existing building fabric. The level of required intervention has been carefully considered in order to achieve a balance between impact on the heritage significance whilst securing the optimum viable use of the building through delivering a high-quality office that considers reduced carbon emissions and NZC.
- 3.31 This section highlights the most pertinent points and with more detail explained within the Design and Access Statement and submitted drawings. Items in relation to the fit out of the building are shown within the submitted listed building consent application drawings and will be subject to further design detail.

Basement Levels and Ground Floor

- 3.32 The basement use, currently a car park, is proposed to be partially refurbished to provide amenity spaces including a gym and wellness rooms, as well as 65 secure cycle spaces. These uses complement the flexible office use within Pall Mall Court through providing wellbeing benefits to the occupiers of the building. Given the focus on reduced carbon emissions and a sustainable future, the reduction from 41 carparking spaces to 18 car parking spaces facilities and replacing these with secure cycle storage encourages an environmentally sustainable future.
- 3.33 A new door and louvre will be installed on the Marsden Street elevation of the planter. This will facilitate a new area of mechanical plant.

Ground Floor

- 3.34 The ground floor is to be converted into a retail/F&B offering (Use Class E) – this is important to reactivate the street level around the building and surrounding area. The retail and leisure offering is intended to assist in reactivating the long disused piazza, and in turn reducing anti-social behaviour and providing passive security. The ground floor will also feature flexible work elements such as focus rooms, meeting rooms, lounges as well as a number of serviced offices. The proposals align with Bruntwood's vision for all Pioneer assets is to have a distinctive identity, and create a lasting first impression and memorable experiences for customers and members of

the public alike. The proposed ground floor will utilise the hospitality model employed across other Bruntwood buildings. This enables Bruntwood to open up the building to members of the public, who alongside our office customers create a busier, more lively atmosphere. To achieve this vision, Bruntwood will work with independent/new to the market local F&B operators such as Trove & Ditto coffee who provide best in class coffee, food, drink & catering services to the building.

- 3.35 Alongside the provision of a retail/F&B unit facing the piazza, the frontage of the King Street block is also to be reactivated through retail/F&B uses in a future phase. This will enhance the holistic reactivation of the building and surrounding pedestrian area. It should be noted that Pall Mall Medical currently have an existing lease (expiring in 2024) within the ground floor unit and therefore internal works cannot currently be undertaken on this area of the building. However, façade renewal will take place across the Pall Mall Medical space, enhancing the overall aesthetic of the piazza.
- 3.36 As highlighted above, it is proposed to re-orientate the primary entrance so that is accessed from the piazza and act as the reception to the office spaces and the F&B. The double height entrance portal has been sensitively designed and will bring activity and purpose to the piazza. The increased foot traffic to the piazza will turn Pall Mall throughfare into a key route for pedestrians around the CBD, as well increasing the safety of the piazza through passive security. Another key element of the new primary entrance is that it will facilitate new level access into the building, creating an inclusive environment for all.
- 3.37 This new entrance will be complemented by the construction of new curtain walling along the eastern arcade, infilling areas which attract anti-social behaviour, as shown below in figure 3.2. The design of the new curtain walling has been developed in conjunction with the façade renewal process set out below.

Figure 3.2: Indicative CGI of proposed entrance and infilled bays (Source: Our Studio, 2022)



- 3.38 This new entrance will replace the existing entrance on King Street, a dated and small entrance which is unappealing to potential occupiers. Previous interventions have involved refurbishing the existing entrance but have been unsuccessful in attracting (and retaining) occupiers. The proposals seek to re-purpose this old entrance on King Street to a small retail unit. This retail unit

will benefit from new curtain walling in line with the replaced façade and which will see the removal of the revolving door. The new retail unit in this location will create a new active frontage and contribute to the animation of King Street.

Floors 1-10

- 3.39 The fabric of these floors will be altered to satisfy the current market including the provision of three levels of dedicated flexible workspace located on the 1st, 2nd and 3rd floors. This flexible workspace is commonplace in the Applicant's Pioneer development spaces and not only aids in 65% of the building being brought back into immediate use but provides space for SMEs with fast growth aspirations looking to work in a collaborative and innovative space in the CBD. The remainder of the office floors will be leased out to occupiers either as serviced office spaces or fully leased.
- 3.40 There will be improvements to all M&E systems, which will improve the environmental credentials of the building and enhance the thermal performance.
- 3.41 Following a soft strip of the office floorplates to remove finishes and partitions and restore the bulkheads to their original location, the floorplates will also include the provision of inclusive toilets on each floor. The refurbishment will improve the provision of, and the access to toilets on each floor and will include accessible toilets. All floors will be refurbished and restored to bring life back to this long-underutilised building.

Rooftop Extension

- 3.42 The Marsden Street block will feature a single storey volume on the fifth floor and will accommodate new office floorspace. The extension is designed to be an apologetic, cohesive element which makes a positive contribution to the existing building and the views in which it occupies. The roof of this Marsden Street extension will accommodate new plant equipment and associated plant screen.
- 3.43 The architectural rhythm and detailing of the extension will form a continuation of the original façade, extending the visual relationship and connection through proposing to maintain the façade bay rigour. The materiality of the structure, and more solid elements of the extension will utilise a complementary colour palette to ensure cohesion between the extension and the original façade.
- 3.44 It is acknowledged that the one storey roof-top extension on Marsden Street will be visible from select viewpoints, as shown below in Figure 3.3. However, as the design utilises the same rhythm and colour of the façade the extension blends easily into the existing streetscape. The extension has been assessed as part of a heritage viewpoint analysis and discussed further in Section [4] of this statement.

Figure 3.3: Proposed Roof-top Extension on Marsden Street (Source: Our Studio, 2022)



3.45 On the King Street block the roof and defunct plant room will be repurposed as a private terrace for use by the building occupiers. This will include a sensitively designed canopy structure and new balustrade; there will be new plant on top of the re-purposed plant room and a new plant screen. The canopy and balustrade may be visible from the street, however, this would be from very select and oblique viewpoints. Similar to the Marsden Street extension, the canopy structure and balustrade have been designed sensitively and to be in keeping with the façade detailing. The viewpoint shown below in figure 3.4 has been assessed as part of the heritage impact analysis, detailed within the Heritage Statement.

Figure 3.4: King Street roof-top extension (Source: Our Studio, 2022)



Façade

- 3.46 As detailed above, the project team have undertaken a detailed analysis of an appropriate façade strategy, which includes a Façade Renewal Options Matrix (included within this Application) and numerous technical reports to inform and accompany and inform the options. This informed the chosen option, option 8.
- 3.47 This option is for a new, very carefully considered, curtain walling system. The process will involve the removal of all existing curtain walling system and replace with a new like-for-like system comprising new aluminium frames and modern double glazing. Once the Options Matrix guided the team towards option 8 then further detailed design development was undertaken to ensure a like-for-like match.
- 3.48 Technical investigations were undertaken to ensure the like-for-like replacement of the glazing and bay mechanisms was achievable. Detailed visual inspections and examination of the original architectural drawings facilitated the drawings of the existing curtain walling system. The meant that the team had a good understanding of bay mechanisms, framing and glazing that needed to be replicated with modern materials. The curtain walling specialist and design team worked closely together to replicate the frame so that it would be visually very similar but have the ability to accommodate double-glazing and provide good thermal bridging properties. This detailing was reinforced through multiple 3D partial models of the window mechanisms. These 3D models were shown to statutory consultees in order to guide the design team on where jointing details needed to be refined and were also used to gain support on the façade renewal process. The result is what is considered an almost near like-for-like frame. There is a very small difference in relation to replicating the mitre joint – an inconsistent feature across the façade and which is discussed further in the Design and Access Statement. As such for the purposes of replacement it can be considered a like-for-like match with a small technical difference. Overall, this modern curtain walling system means that the façade will now be much more sustainable and is comparable with the standards achieved from new build offices. Details of the new façade sustainability credentials are discussed in [Section 4](#).
- 3.49 A historical paint scrape analysis was undertaken across all of the Pall Mall Court facades. The analysis concluded that there were multiple different shades of paint used across the building and with many different colours used during repair and maintenance. It helped to establish what the most consistent colour is and has been used to create the appropriate dyes for the proposed new frames. This will create a consistent finish to Pall Mall Court, realising the original architectural intent.
- 3.50 In addition, the design team has worked together to find a double-glazing unit which can create a like-for-like replacement for the unusual brown tinted windows. Further to these initial works, the team has agreed the location and methodology with MCC to test what a sample of the glazing will look like in an existing frame. This is the most robust way of establishing the like-for-like match – facilitating the ability to see proposed glazing in different weathers and with internal lighting on/off. Once this exercise has been completed and the like-for-like match made, the Applicant will seek formal sign-off from MCC. This will mean that the renewed glazing would ensure the retention of the aesthetics of the original external façade; ensuring the heritage and historical impact of the building can still be celebrated.
- 3.51 In addition to the curtain walling system, a condition survey was used to establish the quantum of broken or defective mosaics. A like-for-like replacement tile was sourced and agreed with MCC, alongside an agreed methodology. This will see the mosaics restored to their original state.
- 3.52 Overall, and after an extensive review, it was concluded that a wholesale renewal of the façade will be undertaken to ensure the extensive benefits of the refurbishment of the building can be achieved. This will maintain the aesthetic of the building exterior, and sustain the historic

significance of Pall Mall Court. The impact of these interventions on the heritage significance of Pall Mall Court is discussed below in **Section 4, and** covered in depth within the Heritage Statement.

Future Phases

- 3.53 The Applicant is undertaking a feasibility study to understand how to further reactivate the piazza. This may include the re-modelling of the planter to facilitate the creation of an F&B pavilion. Works to the planter in respect of a F&B pavilion would be subject to further planning and listed building consent applications. In addition, the Applicant may in future consider alterations to the Pall Mall Medical entrance.

4 Planning Policy Assessment

- 4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states, “If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.”
- 4.2 This Section details the relevant documents that make up the Development Plan and material considerations such as the National Planning Policy Framework, MCC strategic objectives and guidance. Detailed assessment of the Proposed Development against the Development Plan and material considerations is provided within this Section of this Statement.

The Planning Policy Framework

The Local Development Plan

- 4.3 The Local Development Framework (LDF) is a collection of statutory Development Plan Documents (DPDs) that together set out the vision and spatial strategy for the future development of Manchester. Within this context, the relevant Development Plan documents comprises:
- Manchester Core Strategy (2012) ('The Core Strategy');
 - Saved Policies of the Manchester Unitary Development Plan (2005) ('the UDP');
 - Guide to Development in Manchester Supplementary Planning Document (2007)
 - Saved Policies of the Manchester Unitary Development Plan (2005);
 - Providing for Housing Choice SPD and Guidance (2008);
 - Greater Manchester Joint Waste Development Plan Document (2012); and
 - Greater Manchester Joint Minerals Plan (2013).
- 4.4 In addition, there is an emerging LDF document called 'Places for Everyone'.

Manchester Core Strategy (2012)

- 4.5 The Core Strategy was adopted on 12 July 2012. It sets the overall strategic direction for planning in Manchester over the plan period from 2012 to 2027. The policies of the Core Strategy establish where major development and other forms of investment should be located in order to be sustainable, meet local needs and take full advantage of opportunities.

Saved Policies of the Unitary Development Plan (1995)

- 4.6 The Unitary Development Plan was adopted in July 1995. Coinciding with the adoption of the Core Strategy in 2012 significant proportions of the UDP have been replaced, however, a number of policies were saved on 11 July 2012 and remain extant.

Guide to Development in Manchester Supplementary Planning Document (2007) and Technical Guidance (2015)

- 4.7 The Guide to Development in Manchester - Supplementary Planning Document and Planning Guidance (SPD) was originally adopted on 11 April 2007. The document reflects and provides guidance on the importance of creating attractive, well designed, well maintained

neighbourhoods. It includes a set of reasoned principles which will guide developers, designers and residents to the sort of development which is anticipated in Manchester.

- 4.8 In addition, technical guidance for developers was published in December 2015. It is composed of two documents, GD03 Environmental Protection and GD05 Planning and Noise.
- 4.9 The documents reflect and provide guidance on the importance of creating attractive, well designed, well maintained neighbourhoods. It includes a set of reasoned principles which will guide developers, designers and residents to the sort of development which is anticipated in Manchester.

Places for Everyone 2021 (Draft) (Emerging LDF Document)

- 4.10 The Plan sets out nine districts of Greater Manchester's plan for homes, jobs and the environment. It will enable an informed, integrated approach to be taken to strategic development planning across the City Region.
- 4.11 The purpose for the Places for Everyone is to enable Greater Manchester to manage land supply across the City Region in the most effective way to achieve the vision set out in Greater Manchester Strategy, based on a clear understanding of the role of places and the connections between them. Built on a robust analysis of projected employment growth, including a sectoral analysis of key growth sectors, and an assessment of demographic change and the housing requirements arising from such change, the GMSF will provide a clear perspective of land requirements, along with the critical infrastructure – transport, digital, energy, water and waste – required to support development.
- 4.12 The newly available office floorspace in the CBD with a range of floorplate size options brought about by Pall Mall Court will support the growth of the Business and Professional Services sector and the Telecommunications, Media and Technology ('TMT') sector. The ground floor retail and leisure units have been designed to appeal to local retailers who are looking to expand their business. The proposals therefore support the vision of the draft Places for Everyone Plan.
- 4.13 The Plan has been submitted to the Secretary of State together with all the supporting documents / background evidence and any representations received during this final stage of consultation. An independent Inspector will be appointed to undertake an independent examination into the plan to ensure it meets legislative requirements. It is expected that the plan will be adopted by the local authorities in 2023. Given that it is yet to be examined it is considered that the Draft Plan holds limited weight in the determination of planning applications within Greater Manchester.

Material Considerations

- 4.14 The following published policies, executive reports and guidance documents are of material considerations relevant to the Proposed Development:
- National Planning Policy Framework (NPPF) 2021
 - Design for Access 2 (2003)
 - Manchester's Green and Blue Infrastructure Strategy (2015)
 - The Greater Manchester Strategy (2016)
 - Manchester City Centre Strategic Plan (2016)
 - Climate Change Emergency and Playing Our Full Part on Climate Change (2018)
 - Manchester Climate Change Framework: 2020-2025 (2020)
 - City Centre Transport Strategy to 2040 (2021)

- Our Manchester Strategy – Forward to 2025 (2021)

National Planning Policy Framework

- 4.15 The National Planning Policy Framework (NPPF) (revised version published July 2021) articulates the priorities of the English Government within planning policy.
- 4.16 At the heart of the 2021 revised NPPF lies the ‘presumption’ in favour of sustainable development, which supports proposals that are in accordance with policies in an up-to-date Development Plan. Sustainable development is about positive growth – making economic, environmental and social progress for this and future generations.
- 4.17 The NPPF states that ‘the purpose of the planning system is to contribute to the achievement of sustainable development’ (paragraph 7). It summarises the objective of sustainable development as meeting the needs of the present without compromising the ability of future generations to meet their own needs.
- 4.18 The purpose of the planning system is to achieve sustainable development. Paragraph 8 of the NPPF states that to achieve this, there are three overarching objectives, which need to be pursued mutually. Firstly, the economic role should contribute to sustainable development by building a strong, responsive, and competitive economy and ensuring the sufficient amount of and right type of development to support growth. Secondly, the social role is required to support communities by creating a high-quality built environment with accessible local services to reflect the needs of the community. Lastly, the environmental role should protect and enhance the natural, built and historic environment.

Our Manchester Strategy 2016-2025

- 4.19 The Our Manchester Strategy 2016-25 was published by MCC in January 2016 and sets the ambitions for the City for the next decade. The Strategy sets out a vision for Manchester to be in the topflight of world-class cities by 2025, when the City will:
- 4.20 Have a competitive, dynamic and sustainable economy that draws on our distinctive strengths in science, advanced manufacturing, culture, and creative and digital business – cultivating and encouraging new ideas;
- Possess highly skilled, enterprising and industrious people;
 - Be connected, internationally and within the UK;
 - Play its full part in limiting the impacts of climate change;
 - Be a place where residents from all backgrounds feel safe, can aspire, succeed and live well; and
 - Be clean, attractive, culturally rich, outward-looking and welcoming.
- 4.21 The Our Manchester Strategy also commits to giving the local community and other stakeholders the opportunity to be involved in decision making, with a primary focus on a continuous approach to engagement.
- 4.22 The ‘Our Manchester’ approach seeks to build a different relationship with residents and communities, recognising that this also means undertaking a different approach to engagement; engagement that is sustainable and driven by the City’s communities.

Manchester’s Green and Blue Infrastructure Strategy

- 4.23 Manchester City Council recognises that green and blue infrastructure is an essential part of creating a successful, liveable city. Parks, river valleys, gardens, street trees, green roofs, canals,

and many other components all form part of a rich network that is integrated with the built environment in the world's most popular cities.

- 4.24 The vision for green and blue infrastructure in Manchester over the next five years is that by 2025 high quality, well maintained green and blue spaces will be an integral part of all neighbourhoods. The City's communities will be living healthy, fulfilled lives, enjoying access to parks and green spaces and safe green routes for walking, cycling and exercise throughout the City. Businesses will be investing in areas with high environmental quality and attractive surroundings, enjoying access to a healthy, talented workforce. New funding models will be in place, ensuring progress achieved by 2025 can be sustained and provide the platform for ongoing investment in the years to follow.
- 4.25 Manchester's Green and Blue Infrastructure (G&BI) Strategy, together with its Stakeholder Implementation Plan, was approved in July 2015. The strategy is founded on the basis that attractive, multi-functional green and blue infrastructure is a key component of shaping and delivering the quality-of-life people expect and enhancing the City's global image as a place in which to live, work and invest. A detailed summary of how the Proposed Development responds to the strategy is provided in Appendix B to this Statement.

Playing our Full Part on Climate Change

- 4.26 There is increasing evidence of global temperature rises and the prospect therefore of increasing incidences of extreme weather as well as risk of water and food shortages and flooding, all causing increasing insecurity. Whilst Manchester may not feel these effects as severely as other areas globally, there is an identified urgent need for all cities to consider what they need to do to play their full part in addressing climate change. There is an identified urgent need for all cities to consider what they need to do to play their full part in addressing climate change.
- 4.27 In November 2018, Manchester City Council made a series of commitments, informed by the Manchester Climate Change Agency's (MCCA) work with the world-renowned Tyndall Centre for Climate Research based at University of Manchester. The key commitments are as follows:
- To becoming zero carbon by 2038, significantly accelerated from the original target of 2050;
 - To adopt a carbon budget and emit only a maximum of 15 million tonnes CO₂ for the period 2018-2100. This has been transposed from a global carbon budget which has been calculated as "likely" to maintain global temperature change within 2°C as agreed in the Paris Agreement;
 - To achieve a 13% year-on-year reduction in citywide CO₂ emissions from 2018 to achieve this carbon budget.
- 4.28 On 13th March 2019, MCC fully endorsed the Zero Carbon Framework 2020-2038, outlining how Manchester can meet its aim to being a zero-carbon city by 2038. Building from this, on 10 July 2019, MCC debated a motion to declare a Climate Emergency, declaring that climate change is a serious risk to Manchester's future. The Council committed to embedding the issue as an integral part of council decision-making, making sure that all key decisions are taken with the City's target of becoming zero-carbon by 2038 in mind.
- 4.29 Areas for action in the Manchester Zero Carbon Framework (2020-2038) Framework include improving the energy efficiency of local homes; generating more renewable energy to power buildings; creating well-connected cycling and walking routes, public transport networks and electric vehicle charging infrastructure; plus, the development of a 'circular economy', in which sustainable and renewable materials are reused and recycled as much as possible.
- 4.30 Following this commitment, the Council's Executive endorsed the Manchester Climate Change Framework 2020-2025 in March 2020 which has been produced by the Manchester Climate

Change Partnership and Agency. Within this, all developments where the Council has additional influence, for example as a client / end-user, landowner or development partner, all new development will need to be zero carbon from 2025 at the latest, when the new Manchester Local Plan is expected to become operational and is expected to become a policy requirement.

- 4.31 In addition, the Council developed a Climate Change Action Plan 2020-2025 to ensure that all aspects of the Climate Emergency Declaration were converted into clear actions with tonnes of CO2 savings included where applicable. The Plan builds on over a decade of previous activity which has seen the Council's direct CO2 emissions reduce by 54.7% between 2009/10 and 2019/20.
- 4.32 In August 2021 the Manchester Climate Change Partnership adopted and endorsed a roadmap to net zero carbon for new buildings within Manchester. The Partnership is a task force made up of private, public and third sector representatives and has been developed collaboratively with MCC. The roadmap sets out that all new buildings in the City should be net zero carbon from 2023. Whilst the roadmap is not planning policy, it has been indicated by MCC that the roadmap may be considered as part of the new Local Plan.

City Centre Transport Strategy (2021)

- 4.33 The City Centre Transport Strategy needs to support the city's ambition to grow, become carbon neutral by 2038 or sooner, whilst ensuring that it is well-connected to the wider area that it serves. It was published in March 2021 following approval from Salford, Manchester and Greater Manchester Combined Authorities. This strategy will be reviewed and refreshed periodically but is intended to guide transport-related investment and initiatives in the region through to 2040.
- 4.34 The central aim of the Strategy, for 90% of all trips to the City Centre to be made by sustainable travel before 2040 in the morning peak, is critical to the successful and sustainable growth of the City Centre. The City Centre should be well-connect zero-carbon City Centre at the heart of the North, offering residents, employees and visitors a great place to live, work and visit.
- 4.35 The central aim for 90% of all trips to the City Centre to be made by foot (including people using wheelchairs and with guide dogs), by cycle or using public transport by 2040 in the morning peak remains, as do the seven core ambitions, which are:
- Walking is the main way of getting around the City Centre;
 - The City Centre is cleaner and less congested;
 - More people choose to cycle to destinations within the City Centre;
 - The City Centre benefits from better public transport connections;
 - Parking in the City Centre is smarter and integrated with other modes;
 - Goods are moved and delivered sustainably and efficiently into and within the City Centre; and
 - Innovation is embraced where it benefits the City Centre and its users.

Design for Access 2

- 4.36 The Design for Access Manual was published in December 2003, it provides a practical guidance to inclusive design. It requires developments to be fully inclusive and accessible and the Council's vision is for Manchester to be recognised as the most accessible City in Europe. MCC recognises that inclusive design needs to take account of cross-impairment and community-based issues.
- 4.37 The aim of Design for Access 2 is to provide guidance on best practice. However, it is acknowledged that it may not always be possible to meet all the standards. Design principles that will help to achieve accessible development that are relevant to the Proposed Development

include the approach taken to developing inclusive design, the key issues and difficulties of the particular scheme, and the sources of advice and guidance used.

- 4.38 MCC has agreed a hierarchy of road users, which prioritises the needs of pedestrians and disabled people, cyclists, public transport and finally other users. This hierarchy should be respected in the design and layout of all new developments.
- 4.39 Streets should be designed for local people to use. They should be attractive, accessible social spaces, which encourage use by all sections of the local community. Street furniture must be well designed, with clear function and positioned to avoid the creation of obstacles, clutter or confusion.
- 4.40 The Design for Access Manual provides further details and design standards for external areas and for within buildings. These, where appropriate in the Grade II listed building, have been considered and incorporated into the development, alongside more up to date statutory accessibility requirements.

Planning Policy Appraisal

- 4.41 The following planning issues are considered relevant to the determination of the Planning Application
- Principle of Use
 - Design
 - Architectural Quality
 - Inclusive Access
 - Sustainability
 - Heritage
 - Transport
 - Amenity
 - Construction Impacts
 - Noise and Vibration
 - Waste and Servicing
 - Environmental Considerations
 - Ecology and Arboriculture
 - Safety and Security

Principle of Use

Planning Policy and Material Considerations

- 4.42 As the building is already Use Class E, there is no requirement or change of use required to facilitate the existing building as an office use with ground floor retail uses. However, in order to demonstrate that these uses are the optimum viable use³ of the building an appraisal has been undertaken against planning policy and material considerations. In addition, there is a small element of new build office space to be considered.

³ [The Planning Practice Guidance](#) under 'conserving and enhancing the historic environment' sets out what is meant by 'optimum viable use'. It sets out that: *If there is only one viable use, that use is the optimum viable use. If there is a range of alternative economically viable uses, the optimum viable use is the one likely to cause the least harm to the significance of the asset, not just through necessary initial changes, but also as a result of subsequent wear and tear and likely future changes.*

- 4.43 Core Strategy Policy sets out that the City Centre will be the focus for economic and commercial development, leisure and cultural activity. Core Strategy Policy CC1 outlines the suitability of uses in the City Centre and states *“a range of economic development uses[...] in line with Policy C1, to support the development of a vibrant employment location attractive to businesses, employees and visitors to the City Centre.”*
- 4.44 Core Strategy Policy EC2 sets out that the council will seek to retain and enhance existing employment sites. It goes on to not that the Council seeks to provide a wide choice of business space, type, size, quality and cost.
- 4.45 Paragraph 81 of the NPPF states, *“Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.”*
- 4.46 Paragraph 86a of the NPPF states, *“define a network and hierarchy of town centres and promote their long-term vitality and viability – by allowing them to grow and diversify in a way that can respond to rapid changes in the retail and leisure industries, allows a suitable mix of uses (including housing) and reflects their distinctive characters”.*
- 4.47 Section 11 of the NPPF promotes the effective use of land in meeting the need for homes and other uses by utilising previously developed or ‘brownfield’ land. At paragraph 120, substantial weight is given to developments that repurpose underutilised sites and that developments which develops and under-utilised site should be supported.

Compliance of the Proposed Development

- 4.48 Pall Mall Court is a multi-occupier office building and has been in continuous use as an office since its construction. However, as outlined above in Section 3 and detailed further in the Public Benefits Statement, the building has become increasingly vacant. This is because the current building does not serve the modern office market. It is cited within the Marketing Report (Demand) by Savills that tenants do not occupy the building due to the poor quality internal and external environment. The extensive planning history outlines numerous attempts to improve the environment; however, the current under-occupation demonstrates that these interventions have not been successful. Therefore, without extensive refurbishment the building is unlikely to attract new tenants, become unviable and fall into disuse.
- 4.49 The proposals seek to refurbish the existing office use in line with market demand and fully utilise the Site to create a new, desirable office in the heart of the CBD. The principle of use is therefore established and aligns with the aspirations for the CBD and the Council’s vision for economic growth. The new additional storey of office floorspace on Marsden Street will further add to the offer at Pall Mall Court.
- 4.50 The renewed activity at the ground floor will activate the thoroughfare, increasing natural surveillance and reduce anti-social behaviour in the area, resulting in a vibrant and welcoming pedestrian environment. The introduction of ground floor retail/F&B uses supports the Council’s objectives to enhance pedestrian linkages towards the Primary Shopping Area through high quality design and placemaking. The proposals are therefore in line with the Council’s city centre retail and place making objectives. These ground floor uses are also a key feature of bringing a new amenity offer to Pall Mall Court, increasingly sought after by office occupiers.
- 4.51 On this basis, the relevant planning policy and material considerations support the office-led use with ground floor retail/F&B as being an appropriate use. The principle of the development in ensuring a vacant building is brought back into meaningful use and new active frontages are introduced is also supported.

Design

Architectural Quality

Planning Policy and Material Considerations

- 4.52 Core Strategy Policy CC8 Change and Renewal sets out that development which contribute to the to the City Centre's role in terms of employment and retail growth or which improve the accessibility and legibility of the Centre will be supported, subject to the proposal's impact on key aspects of the City's heritage and character.
- 4.53 Core Strategy Policy DM1 Development Management states that development should have regard to appropriate siting, layout, scale, form, massing, materials, and detail; and to impact on the surrounding areas in terms of the design, scale, and appearance.
- 4.54 Core Strategy Policy EN1 Design Principles and Strategic Character Areas states that all development in Manchester will be expected to follow the seven principles of urban design (character, continuity and enclosure, public realm, ease of movement, legibility, adaptability, and diversity) and have regard to the strategic character area in which the development is located.
- 4.55 Section 12 of the NPPF sets out the need for well-designed places. At paragraph 130 it sets out that developments should add to the overall quality of the area not just in the short term but for the whole lifetime of the development. Proposals should also be visually attractive as a result of good architecture, layout, and appropriate landscaping.

Compliance of the Proposed Development

- 4.56 The 'Principle of Use' section above sets out that an office use with ancillary retail is appropriate for Pall Mall Court. However, in order to ensure the vision is achieved there are façade interventions.
- 4.57 The proposals have been developed in order to formulate an appropriate response to the challenges with the existing Pall Mall Court. As set out in Section 3 there has been significant analysis into the proposals, especially the design. This detailed analysis has meant that a like-for-like replacement of the frame, and also the mosaics, can be achieved. This means that the areas of façade renewal will remedy the years of poor maintenance and piecemeal repairs. As such, the appearance of the façade will be notably improved by the proposals.
- 4.58 The infilling of the arcades, new entrance and repurposing of the existing entrance, have all been through a detailed design development process. The design is sensitive and uses the same rhythm of the existing façade, and the same like-for-like materials as those proposed for the façade renewal. As such these interventions are considered to be of appropriate design and materiality, and appropriately located to address the anti-social behavioural issues.
- 4.59 The proposed roof-top extension and canopy designs are a considered and sensitive response. The scale and massing, design and materiality have been developed to reflect the Pall Mall Court and Conservation Area setting, as set out in Section 3 and the Design and Access Statement. These small areas of extension are therefore appropriate in this context and do not detract from the character of the area or building.
- 4.60 The high-quality architecture and re-purposing of the ground floor to retail uses will create a strong sense of place, adding to the overall quality of the area. The proposals have been designed to encourage footfall through to the piazza and seek to address the existing anti-social issues, as well as contribute to the animation on King Street. These features will encourage the use of the piazza by the public and create a safe and accessible environment. Through these interventions Pall Mall Court will become a landmark building and assist the legibility of the city centre.

- 4.61 The supporting Public Benefits Statement and Design and Access Statement detail the importance of good placemaking to the success of regeneration and growth of the City Centre, in particular the creation of high-quality linkages between key areas of the City, including regeneration initiatives. The Council recognises the benefits of good place making, as outlined in the Core Strategy and Guide to Development in Manchester SPD. Through these design interventions, Pall Mall Court has the opportunity to transform the Pall Mall thoroughfare to an attractive pedestrian link between Market Street and the Town Hall. The proposals will therefore support the ease of movement through the City Centre.
- 4.62 Overall, the proposals are of high-quality architecture and are in accordance with planning policy and other material considerations.

Inclusive Design

Planning Policy and Material Considerations

- 4.63 Core Strategy Policy DM sets out that buildings should be fully accessible to disable people.
- 4.64 Design for Access 2 provides details in which to ensure buildings are designed to be accessible.
- 4.65 NPPF Chapter 8: Promoting healthy and safe communities sets out that planning decisions should aim to achieve places which are safe and accessible This is also echoed at NPPF chapter 12: Achieving well-designed places.

Compliance of the Proposed Development

- 4.66 The design inclusivity of the Proposed Development is addressed at the Key Interventions subsection of Section 3 of this Statement and within the Design and Access Statement prepared by Sheppard Robson Architects.
- 4.67 The proposal will utilise the existing Pall Mall thoroughfare where the retail unit entrances will be located. The primary entrance to the office element of Pall Mall Court will be from the piazza. Level access will be provided to the entrances of the existing building and the new retail and leisure units.
- 4.68 The building is designed to be fully inclusive in terms of access in line with Part M of the Building Regulation, the Equality Act and other relevant regulations and standards. All floors above ground level will be accessed via lifts as well as stairs.

Sustainability

Planning Policy and Material Considerations

- 4.69 The Core Strategy Policy EN4 encourages the reduction on CO₂ Emissions through following the Energy Hierarchy principles:
- To reduce the need for energy through design features that provide passive heating, natural lighting and cooling.
 - To reduce the need for energy through energy efficient features such as improved insulation and glazing to meet residual energy requirements through the use of low or zero carbon energy generating technologies.
- 4.70 Policy EN6 of the Core Strategy seeks CO₂ reductions from low or zero carbon energy supplies. Regulation 21 of the Building Regulations sets out listed buildings are exempt from Part L where

compliance with the energy efficiency requirements would unacceptably alter their character or appearance. Therefore, this element of the policy has been discounted. Similarly, the new build floor space of 260 sqm is below the 1,000 sqm threshold.

- 4.71 Policy EN8 Adaptation to Climate Change of the Core Strategy sets out that all new development will be expected to be adaptable to climate change in terms of design, layout, siting and function of buildings and external spaces.
- 4.72 Chapter 14 of the NPPF is titled 'Meeting the challenge of climate change, flooding and coastal change' and sets out the need for new development to consider climate change. It has a particular focus on improving energy efficiencies and promoting renewable and low carbon energy. It also sets out in paragraph 134b that, "outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings" should be given significant weight.
- 4.73 The NZC design approach follows the UK Green Building Council (UKBGC) framework and has been adopted from the early stages of the project. With this approach, every kilogram of CO₂ associated with the building will be tracked and minimised by applying the following hierarchy:
- **Reduce the embodied carbon associated with the material fabric of the building.** Carry out a RICS method embodied carbon calculation. As a refurbishment project, Pall Mall Court has an inherent advantage for this step of the hierarchy as the majority of the building already exists and will contribute zero embodied carbon to the assessment.
 - **Incorporate passive measures** to reduce the energy demand associated with heating, cooling, ventilation and lighting. These measures typically include optimising building form and orientation and maximising the performance of the building fabric.
 - **Design energy efficient mechanical and electrical systems** that reduce the energy consumption required to meet this demand.
 - **Use an electric-only heating system** that avoids the need to combust fossil fuels on-site and ensures that the building will take advantage of the national grid continuing to decarbonise in future as more large-scale renewables are added to the network.
 - **Incorporate on or off-site renewable technologies** into the design to further lower the building's energy usage.
 - **Offset any remaining non-renewable energy consumption** using a Gold Standard carbon offsetting scheme to achieve NZC status. The embodied carbon is offset by a single payment at practical completion, whilst the operational carbon is offset annually based on metered energy consumption.
- 4.74 Bullet points 2, 3 and 4 of this hierarchy essentially form the Energy Hierarchy that is set out in Policy EN 4 of Manchester City Council's Core Strategy.

Compliance of the Proposed Development

- 4.75 As set out in Section 3, a key principle of the Proposed Development is to be an exemplar NZC listed building. Bruntwood is committed to sustainability and was the first property company to sign-up to the World Green Building Council Net Zero Carbon Buildings Commitment. The target is for all existing buildings to be as close to NZC in their operational areas by 2050. As of 2021, Bruntwood has reduced its carbon emissions in excess of 21% and which is continuing to decrease.
- 4.76 The applications are supported by an Energy Statement and an Environmental Standards Statement prepared by Ramboll. It sets out how the Proposed Development will incorporate

sustainability measures, including energy efficiency and environmental design. As it is an existing, and listed building there are more limited interventions possible and as such each intervention has been designed to maximise the environmental benefits.

- 4.77 Improving the thermal performance of the building is a key part of improving the overall energy efficiency. There has been extensive work on the façade renewal to ensure the glazing of the refurbished Pall Mall Court improved the thermal performance of the building. Thermal performance is measured through u-value which is the frequency in which heat transfer passes through a material – or in other words, how ‘leaky’ something is. It is estimated that existing curtain walling has a U value of 5.7 w/m²K which is very poor. Through the proposed interventions the u-value will improve to approximately 2.0 w/m²k, in line with modern industry standards. As a result of this improvement there will be a significant reduction in energy demand from the building; a reduction of 45%. Overall, it is anticipated that the renewal of the façade alone will reduce the operational carbon from 319kWh/m²/yr to 175 kWh/m²/yr. The u-value and subsequent carbon reductions have been balanced against the need for a like-for-like façade and to minimise heritage harm. In other words, if a more simplistic design was used the u-values would be further improved but it would be very harmful to the heritage significance of the building.
- 4.78 The out-dated mechanical and engineering (M&E) services are to be replaced and use a hybrid variable refrigerant flow. This will also enhance the environmental performance of the building. As such, it is estimated that the overall energy saving within Pall Mall Court will be 68.5% and a 78% carbon emission saving.
- 4.79 For completeness, due to it being an existing building and a listed building it has not been possible or appropriate to include other items such as photovoltaics or air-source heat-pumps etc.
- 4.80 The Proposed Development is therefore in accordance with the Core Strategy and NPPF ambitions to reduce energy demands and reduce carbon emissions.

Heritage

Planning Policy and Material Considerations

- 4.81 Core Strategy Policy CC9 (Design and Heritage), this policy states that development in Manchester City Centre should protect or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments.
- 4.82 Saved UDP Policy DC19.1 Listed Buildings: In determining applications for listed building consent or planning applications for development involving or having an impact on buildings of Special Architectural or Historic Interest, the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings and to protecting their general setting.
- 4.83 Saved UDP Policy DC18.1 Conservation Areas: The Council will give particularly careful consideration to development proposals within Conservation Areas. The Council will seek to preserve and enhance the character of its designated conservation areas by carefully considering the following issue.
- 4.84 Paragraph 194 of the NPPF states that in determining applications, Local Planning Authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

- 4.85 Paragraph 197 goes on to state that, “in determining planning applications, Local Planning Authorities should take account of:
- ...the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
 - the desirability of new development making a positive contribution to local character and distinctiveness.”
- 4.86 Paragraphs 201 and 202 of the NPPF state,
- 201. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply: a) the nature of the heritage asset prevents all reasonable uses of the site; and b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and d) the harm or loss is outweighed by the benefit of bringing the site back into use.
 - 202. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Compliance of the Proposed Development

Heritage Significance of Pall Mall Court

- 4.87 A Heritage Statement has been prepared by Heritage Architecture and is submitted with the applications.
- 4.88 The special architectural and historic interest of Pall Mall Court is statutorily expressed by its Grade II Listed designation. The architectural merit and group value of the three main parts of the building, combined with its careful contextual setting within the original piazza (enclosed by the raised planter/car park entrance) remain fundamental to the significance of the structure as a whole. The historical, evidential, and aesthetic values that Pall Mall Court yields are primarily related to its unique and unusual external design qualities and plan form. The original intended status of the building as a sole-tenant head-quarters office building for London Assurance Ltd, is thus evident in the architectural expression of the building complex.
- 4.89 The external expression of the building’s construction was an unusual design development for the late 1960s and compares favourably to many of its contemporaries which were largely concrete-framed and faced, using a simple, repeating ‘block’ plan-form. In particular, the building’s boxed-out windows create a bold fenestration pattern (with the appearance of oriel windows) and combine with its bronze patinated aluminium elevations to establish a striking streetscape contribution. The original, bronzed-aluminium sash windows survive (although they have been long sealed shut) as well as the single glazed bronzed-glass to the windows.
- 4.90 The significance of the building is also clearly expressed by the interaction of the enclosed nature of the western aspect of the building with the original piazza space. However, the piazza has been compromised in terms of its fabric and original design and does not function as originally intended.

- 4.91 Internally, the building's office fabric is more eroded and thus of lesser significance, despite the survival of the largely open-plan, office floors. These spaces were designed to be flexible and uncluttered and have largely retained their original plan-form. Other significant characteristics and components are revealed in the surviving decorative schemes found in the main lift/stair cores and lobbies, which generally retain their original blue-black mosaic tiled walls, as well as their plan-form. The staircase lobbies and fire escapes also retain their original Staffordshire-Blue, brick flooring within the stairways along with the original balustrades and handrails. Consequently, the main internal fabric components of significance are the staircases, lobbies, the care-taker's flat, and the fire escapes.
- 4.92 The aesthetic values are thus of particularly high significance. The focus is on its unusual planform and strong massing and composition, enhanced by innovative stylistic detailing which includes the building's use of bronze painted-aluminium and glass and the grey-black mosaic cladding.

Heritage Impact and Justification

- 4.93 Although the removal of all original windows will result in a moderate adverse impact, this impact only relates to the loss of historic fabric. The proposed almost like-for-like design for the glazing system. The design uses matching tinted glass panels and a bespoke aluminium frame to match the existing whilst accommodating double glazed units. In addition the design utilises the findings from Hurst Conservation's paint analysis allowing for the frames to be painted in the exact original 1960s colour. Overall this enables the glazing system to be restored to its 1960s appearance. Therefore there will be an aesthetic benefit to the proposals.
- 4.94 SHLA notes that this intervention will result in the glazing system appearing much more similar to its original appearance than it does presently, which conversely also presents heritage benefits, not only on the character of the listed building, but also on the character and appearance of the conservation area. This is because although historic building conservation and accepted methodologies champion retaining the "patina of age", which adds to a building's special interest and character, this simply is not the case with a modern, mid-20th century building such as Pall Mall Court. In these instances this "patina" and signs of an aging glazing system are detrimental to the building's character and special interest.
- 4.95 The renewed curtain walling will be complimented by repairs to the mosaic tiles, both externally and in the interiors. The tiles will be manufactured as a like-for-like replacement to restore areas of missing or broken tiles.
- 4.96 Other interventions include the new entrance, repurposing of the King Street entrance, and the roof-top extensions to the King Street and Marsden Street blocks. The height and overall massing of these rooftop extensions has been through a comprehensive iterative design process which has considered the need to respond appropriately to the existing Grade II listed building and the surrounding context whilst allowing an appropriate quantum of commercial development to come forward in order to enable delivery of the Proposed Development. The height and massing of the development is appropriate in its surroundings.
- 4.97 The Heritage Statement includes a visual impact analysis which considers 5 key views. These views consider the visual impact of these physical interventions. The assessment concludes that design and materiality of the chosen interventions are well considered, with the roof-top extensions generally only glimpsed from select angles. In addition, it is noted that the renewal of the façade will have a positive impact on the Upper King Street Conservation Area. As such the visual impact assessment concludes a negligible beneficial impact to Pall Mall Court and overall a moderate beneficial impact on the character and appearance of the conservation area.

- 4.98 The Heritage Statement submitted with the applications concludes that the proposals will lead to *less than substantial* harm, therefore triggering NPPF paragraph 202. Within this context, the Local Planning Authority must weigh up the perceived heritage harm brought about the development with the public benefits of the development, and also consider if the proposals are the optimum use of the building.
- 4.99 A Public Benefits Statement is submitted with the Application and outlines the public benefits directly associated with the Proposed Development, including benefits directly related to the affected heritage assets. In brief it concludes the interventions will deliver:
- Long-term viable future of a listed building, including the repair and restoration of key elements of Pall Mall Court.
 - A building which meets the market demand for more sustainable buildings and therefore the occupation of the building. This supports employment opportunities and the economic growth of the City Region. There will also be jobs generated through the construction period.
 - The ground floor retail uses will bring much needed animation to the piazza, and alongside the footfall from the occupied office floorplates, will bring newfound activity to the area. The physical interventions and increased activity will reduce anti-social behaviour in the area and aid legibility through the City Centre.
 - The proposals will have social benefits through the provision of a gym and secure cycle spaces.
 - The façade renewal will also have an aesthetic benefit of remedying years of piecemeal repairs and poorly applied finishes. This will enhance the setting of the conservation area.
 - There will be clear environmental benefits including encouraging a shift towards sustainable transport modes and contributing to NZC ambitions.
- 4.100 In addition, at an early stage it was considered if there were alternative uses for Pall Mall Court, see Section 3.8 of the Design and Access Statement. In particular if there were uses which would require less intervention. These included residential and hotel uses – however these were discounted due to the inappropriate floorplate size and layout, and also the aforementioned sustainability and anti-social issues. These uses would have required more significant intervention and also move the building away from its original design as an office building; arguably potentially causing more harm.
- 4.101 Taking this one step further, a review was undertaken of known grant funding to assess if Pall Mall Court would be eligible. This review is set out in Appendix A and concludes that there is not available funding to facilitate an alternative use or long-term preservation of the asset in its current form.
- 4.102 SHLA conclude that the proposals will result in an overall beneficial impact, with the replacement of all windows to enable the renewal of the façade being of moderate adverse impact however this is justified through the strong and undeniable examples of justification displayed through the options appraisal and supporting reports. The proposals demonstrably balance the degree of change, to deliver both a continued and sustainable use while contributing to wider conservation objectives established in national and local policy. Overall, the beneficial impacts across the Site are seen to enhance the appreciation, understanding and character of the mid-century office building, of returning a longstanding, semi-derelict site back into an active use.
- 4.103 Therefore, the proposals are in compliance with the associated policies of Local Development Plan, and the NPPF.

Transport

Planning Policy and Material Considerations

- 4.104 Core Strategy Policy T1 Sustainable Transport sets out to deliver a sustainable, high quality, integrated transport system in order to encourage modal shift away from car travel to public transport, cycling and walking, to support the needs of residents and businesses and to prepare for carbon free modes of transport.
- 4.105 Core Strategy Policy T2 Accessible Areas of Opportunity and Needs sets out that developments should provide a level of car parking which reflects the realistic requirements of the users of the development. Regard should also be given to the need for disabled and cycle parking provision.
- 4.106 Section 9 of the NPPF is entitled *Promoting Sustainable Transport* and outlines the important role that transport policies have to play in facilitating sustainable development. The section states that:
- “The planning system should actively manage patterns of growth ...Significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes.”*
- 4.107 The document emphasises the need for developments to offer a choice of sustainable modes of transport to *“reduce congestion and emissions and improve air quality and public health”* and provide *“safe and suitable access”* for all users.
- 4.108 Paragraph 112 of the NPPF states that applications for development should:
- “give priority to pedestrian and cycle movements, both within the scheme and with neighbouring areas; and second – so far as possible – to facilitating access to high quality public transport, with layouts that maximise the catchment area for bus or other public transport services, and appropriate facilities that encourage public transport use;*
- address the needs of people with disabilities and reduced mobility in relation to all modes of transport; and*
- create places that are safe, secure and attractive – which minimise the scope for conflicts between pedestrians, cyclists and vehicles, avoid unnecessary street clutter, and respond to local character and design standards.”*

Compliance of the Proposed Development

- 4.109 The Site is in a highly accessible location. The Greater Manchester Accessibility Level is 8, the highest available indicator of accessibility.
- 4.110 The Site is located approximately a 13-minute walk from Piccadilly Gardens provides both Metrolink and bus services serving destinations across Greater Manchester. It is within 870m from Manchester Piccadilly train station which provides a series of transport links across the UK including to other major cities including Leeds, Birmingham, Newcastle, Sheffield, Liverpool, Derby, Nottingham, Cardiff, Edinburgh, Glasgow and London. Additionally, local services in the North West allow access to Bolton, Blackburn, Preston, Blackpool, Wilmslow, Crewe, Guide Bridge and Glossop.
- 4.111 The existing 41 vehicle spaces accommodated in the basement car park will be repurposed to facilitate a secure cycle storage, a private gym, and amenity space. There will be 18 vehicle spaces retained for use by the tenants.
- 4.112 On street pay and display parking is available to King Street, Brown Street, Marsden Street and Cheapside, with additional on street parking within the wider context. There are 16 disabled spaces located around the perimeter streets of Pall Mall Court.

- 4.113 The proposals will provide 65 new secure cycle spaces in the existing under-croft car park. Shower and changing facilities will be provided.
- 4.114 The Proposed Development is therefore in accordance with the Local Development Plan and the NPPF by promoting the use of sustainable transport methods and reduces the reliance on private vehicles.

Amenity

Planning Policy and Material Considerations

- 4.115 Core Strategy Policy DM1 Development Management, states that development should have regard to effects on amenity, including noise, air quality, road safety and traffic generation. Policy SP1 Spatial Principles, states that developments should minimise emissions.
- 4.116 Core Strategy Policy EN19 Waste requires all developers to demonstrate the proposals consistency with the principles of the waste hierarchy. All developers will be required to submit a waste management plan to demonstrate how both construction and demolition waste will be minimised and recycled wherever possible and how the sustainable waste management needs of the end user will be met.
- 4.117 Saved Unitary Development Policy DC26 sets out that the Council will consider the impact of noise on people living in or working in the city. This is further echoed in Core Strategy Policy DM1 which sets out that all development should have regard to the specific issues including: effects on amenity such as noise, privacy, light, air quality, road safety and traffic generation; accessibility; community safety and crime prevention; vehicular access; and, green infrastructure.
- 4.118 NPPF paragraph 180 sets out that planning decision should, *“ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development”*.

Compliance of the Proposed Development

Construction Management Plan

- 4.119 A Framework Construction Management Statement has been prepared by Bruntwood. The Statement sets out the principles which will guide the Construction Management Plan prepared by the main contractor at a later stage. It includes measures of operating hours, waste and waste recycling, noise mitigation, and potential highways impacts.
- 4.120 These elements have been considered in line with typical industry standards and the considerate contractor’s scheme. It is proposed that the site welfare will be located on the piazza and the permitter temporarily hoarded. It is anticipated that the construction period will be from August 2022 to November 2023.

Noise, Vibration and Amenity

- 4.121 An Acoustic Assessment have been prepared by dBx Acoustics in support of the applications. A baseline noise survey was undertaken at the Site between 24 March 2022 and 28 March 2022. The survey, and subsequent assessment work, have been undertaken in accordance with current standards and guidance.
- 4.122 Based on assessment findings, it is considered that noise levels can be satisfactorily controlled to within recommended acoustic design standards so that a suitable acoustic environment is provided to future occupants. The assessment has also considered the impact of plant noise on

nearby receptors. The exact plant is not known at this stage; however, it will be selected to ensure that it is at least 5db below background noise levels.

Waste and Servicing

- 4.123 As there is minimal change in the use or new development the intention is to utilise the current waste and servicing access and strategy. A waste pro-forma is submitted which details the quantum of bins provided.

Environmental Considerations

Ecology and Arboriculture

Planning Policy and Material Considerations

- 4.124 Core Strategy Policy EN9 Green Infrastructure outlines that new developments are expected to maintain existing green infrastructure in terms of its quantity, quality, and multiple function and that where the opportunity arises the Council encourages developers to enhance the quality and quantity of green infrastructure.
- 4.125 Core Strategy Policy EN15 Biodiversity and Geological Conservation outlines that the Council will seek to maintain and enhance sites of ecological value throughout the City. Developers are required to demonstrate that they have assessed and taken account of the potential effect of the development on biodiversity including European, national and locally priority species such as the great crested newt, pipistrelle bats and certain bird species.
- 4.126 Chapter 15 of the NPPF Conserving and enhancing the natural environment (paragraphs 170 to 183), identifies numerous ways in which planning policies and decisions can contribute to and enhance the natural and local environment. It states that new development should minimise impacts on ecology, and developments should be encouraged to incorporate biodiversity improvements in and around developments.

Compliance of the Proposed Development

- 4.127 An Arboricultural Impact Assessment has been prepared by Tyler Grange. It outlines that the Site comprises five trees within the existing planter, a category B tree and four category C trees. It is proposed to remove one of the category C trees in order to facilitate the new plant underneath the planter. The remaining trees are proposed to be pruned in order to clear the encroachment onto the building. These pruning works are not considered to be detrimental as the site is not in or in close proximity to any designated sights and that the Site does not contain any protected habitats and plant species. There were no bats recorded on the site.
- 4.128 A separate Ecology Statement was also produced by Tyler Grange which considered the presence of bats. The survey concludes that there are no bats currently present on the site.
- 4.129 The proposals are therefore in line with the Local Development Plan and NPPF and will seek to protect nesting birds during the construction phase.

Safety and Security

Planning Policy and Material Considerations

- 4.130 Core Strategy Policy DM1 Development Management outlines that all development should have regard to the specific issues including community safety and crime prevention.

- 4.131 Paragraph 92 of the NPPF sets out that areas should be safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of attractive, well-designed, clear and legible pedestrian and cycle routes, and high-quality public space, which encourage the active and continual use of public areas

Compliance of the Proposed Development

- 4.132 As outlined above and in Section 3, the proposals will infill the arcade areas. These arcade areas are dark areas and which attract anti-social behaviour. By infilling these it reducing the opportunity for crime. In addition, the reorientation of the entrance to the piazza, and the general increased activity due to the retail uses, will increase pedestrian activity. The increased pedestrian activity associated with those going to the office, using the retail offer or travelling through will increase passive surveillance.
- 4.133 A Crime Impact Statement (CIS) has been prepared by Greater Manchester Police Design for Security in support of this application. The CIS outlines a number of positive attributes, stating “the scheme has been very well designed for a crime prevention perspective”. In particular the CIS outlines the particular secure by designed of:
- The overall quality of the scheme;
 - The inclusion of secure cycle parking facilities;
 - The reorientation of entranceways;
 - The attention given to reactivating the piazza and thus reducing the antisocial behaviour currently present within the area;
- 4.134 The CIS also outlines a number of recommendations to be considered as part of the detailed design process and future occupation, these include the installation of CCTV and access controls as a means of ensuring 24-hour security. The design team is committed to exploring these suggestions further at a more detailed design stage.

Summary Appraisal

- 4.135 This section of the report provides a summary of how the application proposals have been comprehensively assessed in relation to the Development Plan and other material considerations. This has taken place during an extensive process of pre-application consultation and technical due diligence. The conclusion of that process is that the proposals are in accordance with the Development Plan when taken as a whole and positively address the material planning considerations such that they merit the support of the Local Planning Authority.

5 Summary and Conclusions

- 6.1 This Planning Statement accompanies applications for Full Planning Permission and Listed Building Consent for the refurbishment of Pall Mall Court in Manchester City Centre. The proposals will secure the long-term future use, repair and restoration of the building, through the introduction of high-quality Grade A workspace to the upper floors, including a roof-top extension, alongside active retail and leisure space at ground floor and amenity space at basement level. The Applicant is Bruntwood Pall Mall Ltd.
- 6.2 The Site extends to approximately 0.23ha and is located on King Street to the south, Pall Mall thoroughfare and 55 King Street to the west, Marsden Street to the north, and the Pinnacle building to the east.
- 6.3 Pall Mall Court has a history of piecemeal refurbishment and interventions which have not resolved the underlying issues with the Site. This Application has therefore been driven by the need to take a holistic approach to the refurbishment of Pall Mall Court and realise its full potential at the centre of the CBD.
- 6.4 A detailed analysis of Pall Mall Court was undertaken to understand the condition of the building. The analysis was complemented by market reports which reviewed the issues with the existing building and its poor rental performance. The analysis was reviewed and the team worked to find solutions which would bring Pall Mall Court back into meaningful use. The proposed interventions take a holistic approach and involve the like-for-like replacement of the curtain walling, one storey roof-top extension of office floorspace, and alterations to the ground floor to provide active frontages. As part of this, a detailed options appraisal was undertaken to ensure that the like-for-like renewal of the façade was the most appropriate choice. Overall, the proposed interventions have been carefully curated and crafted to ensure that they will breathe new life into Pall Mall Court. Moreover, the proposals are being brought forward by Bruntwood who have significant experience with the refurbishment of listed buildings across the City.
- 6.5 The description of development as stated on the application form for Full Planning Permission is as follows:
- ‘Refurbishment of Pall Mall Court comprising of external alterations to form a new primary entrance off the Piazza and infilling of the arcades with new window-bays; alterations to existing King Street entrance to facilitate use as a retail (Use Class E) unit; the construction of a 1 storey roof-top extension of office floorspace on Marsden Street, the installation of new rooftop plant on Brown Street and King Street and associated plant screening; the installation of new balustrade on King Street to facilitate an ancillary roof terrace; the renewal of the external façade including a wholesale like-for-like replacement of the curtain walling system; and other associated works.*
- 6.6 The description of development as stated on the application form for Listed Building Consent is as follows:
- ‘Refurbishment of Pall Mall Court comprising of external alterations to form a new primary entrance off the Piazza and infilling of the arcades with new window-bays; alterations to existing King Street entrance to facilitate use as a retail (Use Class E) unit; the construction of a 1 storey roof-top extension of office floorspace on Marsden Street, the installation of new rooftop plant on Brown Street and King Street and associated plant screening; the installation of new balustrade on King Street to facilitate an ancillary roof terrace; the renewal of the external façade including a wholesale like-for-like replacement of the curtain walling system; internal refurbishment and other associated works.*
- 6.7 As described within the Statement, the Proposed Development will deliver significant economic, social and environmental public benefits, as well as positively contributing to the aims of the Local Development Plan, including:
- Supporting the economic growth of the Greater Manchester Region through supporting the delivery of much sought after Grade A office space.

- The viable refurbishment of Pall Mall Court, recognising that the current state of Pall Mall Court does not represent a viable future for the building. The existing entranceways and floorplates would be reconfigured to ensure it is of a scale that will meet identified demand, and the façade renewal will ensure long-term viability of the building. Retail will also be created on a key active frontage along King Street, Marsden Street and the Piazza. These interventions have many sustainability benefits such as reducing the demand on energy for thermal regulation and ensuring the long-term use of a heritage asset. The internal works will also improve accessibility of the building in line with the Equality Act.
- The provision on new retail and leisure units at ground floor level to provide the opportunity for new retailers to enter into the Manchester City Centre market or for existing retailers to move to a more prominent location within the CBD.
- The delivery of a significant amount of Grade A office floorspace and associated job creation through construction and occupation of the buildings. The type of floorspace on offer will appeal to a wide range of companies, including start-ups and SMEs.
- The beneficial, long-term, sensitive re-use of Pall Mall Court. The historical interventions are proposed to be kept to a minimum (and represent the least intrusive, viable use option) and the building will undergo much needed repair, following years of neglect.
- Specific heritage benefits which include restoring and refurbishing areas of high significance such as the mosaics allows for the appreciation of heritage – this is a distinct and recognised heritage benefit.
- Significant carbon reduction; helping the City reach its zero carbon goals and cater to the growing NZC ambitions of companies.
- The renewed use and vitality it will bring will improve the general ambience of the area and contribute to the regeneration of other buildings within the Upper King Street Conservation Area. The newfound activity to the area will increase passive surveillance and reduce user's perception of crime in the area, a social benefit.
- The provision of wellness spaces and secure cycling in order to support the health and wellbeing of occupiers – a key element of the Pioneer model.

6.8 The proposal has been the subject of multiple pre-application discussions with MCC, Historic England and the 20th Century Society. Consultation feedback has informed the final design and detailed comments have been fully considered and addressed in the application submission.

6.9 Taking all of this into account, it can be concluded that the Proposed Development is considered to be substantially compliant with the aims and objectives of the Development Plan taken as a whole. It is further supported by the assessment of other material considerations including the NPPF and it has been demonstrated that the proposed development will deliver the overarching economic, social and overarching objectives of sustainable development as a whole. As such, the Proposed Development therefore merits of the support of the Local Planning Authority and the grant of Planning Permission and Listed Building Consent.

Appendix A – Grant Funding

Main Funding Sources:

Grant Name	Awarding Body	Grant Opportunity	Grant Eligibility Criteria	Pall Mall Court Eligibility
Repair Grants for Heritage at Risk	Historic England	The grants are primarily for urgent repairs or other work required to address risk by preventing loss of or damage to important architectural, archaeological or landscape features.	Grants under this scheme are intended to reduce the risk faced by some of the most significant historic sites in England, as shown on the Heritage at Risk Register. Historic England focus grants on those sites which are most in need of repair and where, without the grant, a project would not be able to go ahead. If you are considering making a grant application for project development or repair work at a site that does not appear on the Heritage at Risk Register, contact should be made with the local Historic England office to check whether it should be added to the Register, and so be a priority for grant.	Pall Mall Court is not on the Heritage at Risk register. Not eligible.
National Capacity Grants	Historic England	The National Capacity Building (NCB) Programme forms part of Historic England's funding for activities and projects which are national in coverage (for example, cover more than one region or area in England) and that strengthen the ability of the sector to reduce or avoid risk to the historic environment.	National-level projects and activities that champion, support and enable third-sector organisations and voluntary groups, to reduce heritage at risk and sustainably manage heritage assets by engaging more effectively in the historic environment; Support for statutory consultees to provide advice to local authorities to achieve the sustainable management of change in the historic environment; Projects which enable national third-sector organisations to reduce their reliance on public funding and to increase their effectiveness in their work with the historic environment.	The proposals are not 'national-level' project, nor is the Applicant a third-sector organisation or voluntary group. Not eligible.

Grant Name	Awarding Body	Grant Opportunity	Grant Eligibility Criteria	Pall Mall Court Eligibility
Heritage Protection Commission	Historic England	We offer funding for strategic research and to build skills and capacity in our historic environment. The research we fund will help us to know what our historic environment comprises, which aspects of it are the most significant, how people value and interact with it, and what innovations in science and approach will help us to look after it for the future.	All organisations including local authorities, universities, charitable trusts and limited companies are eligible for funding. As part of the process you will be asked for your Company Number, Charities Commission Number or VAT Number. All contractors funded by Historic England must be IR35 compliant. This means that you should be able to demonstrate that the correct tax is paid, and that National Insurance Contributions are attributed correctly. Individuals are also eligible provided they can demonstrate that they are registered as self-employed. There are three ways to apply for funding, please follow the links for information on how to apply. 1. Historic England run an Open Proposals Programme which means that applications can be submitted at any time. 2. Historic England also issue Calls for Proposals where the subject for grant aid is specifically defined but where your own creativity and expertise shape your application. 3. We also advertise Tender Opportunities with very specific project requirements.	The proposals do not include specific research into the historic environment. Not eligible.
National Lottery Heritage Fund (NLHF)		It includes funding for historic buildings, monuments and environments. The costs they can cover include • small capital works • repair and maintenance (revenue) • repair and conservation	Requirements: your project must not start before a decision is made and it must focus on heritage in the UK 1. £10,000–£100,000: - applications from not-for-profit organisations, private owners of heritage and partnerships 2. £100,000–£250,000: - applications from not-for-profit organisations and partnerships led by not-for-profit organisations - your contribution: you must contribute at least 5% of your project costs	The Pall Mall Court proposals will bring the building back into a meaningful and sustainable use. Whilst there are public benefits associated with the proposals there is limited public interest in the ongoing use of the building. The proposals will bring a new lease of life to the building with new occupiers, however, the building in general will not be widely accessible to members of the public. In addition the project, relatively, involves major capital works.

Grant Name	Awarding Body	Grant Opportunity	Grant Eligibility Criteria	Pall Mall Court Eligibility
			3. £350,000 to £5 million - applications from not-for-profit organisations and partnerships led by not-for-profit organisations NLHF have separate guidance if you are a private owner or a private owner is involved in your project. You must make it clear how the public benefit of your heritage project will outweigh any private gain. If you are a private owner of heritage, they will not fund: • works that can reasonably be considered to be the statutory duty of the owner • the purchase of buildings or any heritage assets • construction of new buildings As a private owner of heritage, it must be made clear how the public benefit of your project will outweigh any private gain. If the project includes any capital work, you will need to show them that your project: • will significantly increase public access and public engagement with heritage • has clear public enthusiasm and support • needs National Lottery investment All of the heritage projects that we support need to: • clearly focus on heritage – this can be national, regional or local heritage of the UK • achieve one or more of the outcomes on this page, including the mandatory one • be environmentally friendly • promote the role of the National Lottery in making the project possible • carry out evaluation	Not eligible.

Grant Name	Awarding Body	Grant Opportunity	Grant Eligibility Criteria	Pall Mall Court Eligibility
			NHLF would encourage the applicant to focus on achieving one or more of their priority outcomes at this time. For example, if a project only delivered on the 'condition outcome' and the mandatory outcome – it would be much less likely to be supported than a project that met the mandatory outcome, plus another priority outcome. <u>Priority Outcomes</u> • A wider range of people will be involved in heritage (Mandatory Outcome): Every project they fund must achieve their mandatory outcome as a minimum • The funded organisation will be more resilient • People will have greater wellbeing • People will have developed skills • The local area will be a better place to live, work or visit • The local economy will be boosted Our other three outcomes are: • Heritage will be in better condition • Heritage will be identified and better explained • People will have learned about heritage, leading to change in ideas and actions The number of outcomes you achieve will depend on what you want to deliver and should be proportionate to the size of grant you are requesting or the specific focus of your project. There is no obligation to name more than one, and they strongly encourage you not to claim more outcomes than you really think you can deliver.	

Additional Funding:

Grant Name	Grant Opportunity	Grant Eligibility Criteria	
ACRE: Rural Community	The Rural Community Buildings Loan Fund plays a crucial role in	• Must be a community use • Must be a community group	The Site is not within a rural area,

Buildings Loan Fund	helping community groups renovate, refurbish and construct buildings such as village halls, church halls and community centres.		nor is it a community use or is community group.
American Express Philanthropic: Grants and Partnerships	Grant Funding for 'Sustaining Communities': We encourage good citizenship by supporting organisations that cultivate meaningful opportunities for civic engagement by our employees and members of the community, whether as volunteers, donors, voters or patrons. Worldwide support is available in three key areas: Community Service (through recommendation by American Express employees and/or advisors); Cultural Heritage; and Leadership. There are no minimum or maximum funding levels stated in the guidelines.	To be eligible for funding, your organization must: • Certify tax-exempt status under Section 501(c)(3) and 509(a)(1), (2) or (3) of the U.S. Internal Revenue Code. Organizations outside the U.S. must be able to document non-profit status.	The proposals do not fall within their scope for eligibility as they are not classed as not-for-profit.
Architectural Heritage Fund: Loans	The AHF provides loan funds to eligible charities and other not-for-profit organisations across the UK, either for the acquisition of a building, to provide working capital throughout a restoration project, to bridge further funding becoming available, or to kick start enterprising activities to secure the future sustainability of the organisation and the building.	To apply you must be a formally constituted and either an incorporated charity, community business or social enterprise whose members have limited liability. This includes: • Charitable Incorporated Organisations (CIOs) • Charitable Companies Limited by Guarantee • Not-for-private-profit Companies Limited by Guarantee • Community Interest Companies (CICs) Limited by Guarantee • Community Benefit Societies If your organisation is not a registered charity, then it must have an adequate dissolution clause or asset lock in place. [This is a provision in the governing document to protect its assets. It means that if the organisation is wound up any assets must be transferred to a similar not-for-profit organisation (or	The proposals are being brought forward by a private company and not in partnership with a charity/not-for-profit organisation. Not eligible

nominated asset-locked body) once creditors have been paid.] The following are not eligible to apply for our funds: • Private individuals. • Unincorporated trusts or associations. • Local authorities and other public sector bodies. • For-private-profit companies, unless in a partnership led by incorporated charity, community business or social enterprise. Churches or other places of worship, where the building will remain in use primarily as a place of religious worship			
Architectural Heritage Fund (England): Transforming Places Through Heritage	This programme supports projects that will contribute to the transformation of high streets and town centres in England helping them become thriving places, strengthening local communities and encouraging local economies to prosper. It is part of a wider initiative to revive heritage high streets in England, alongside Historic England's High Streets Heritage Action Zones. Together, these programmes form part of the Future High Streets Fund, administered by the Ministry of Housing, Communities and Local Government. Our programme is for individual heritage buildings in, or transferring to, community ownership. We will support charities and social enterprises to develop projects with the potential to bring new life to high streets by creating alternative uses for redundant or underused historic buildings in town centres.	The programme will focus on places where strategic regeneration programmes are planned or are already underway. This includes Heritage Action Zones or places that have secured funding through the Future High Streets Fund. Historic building projects located within other area-based regeneration programmes, such as Townscape Heritage areas or where an applicant can demonstrate a significant community-led strategic approach is in place, will also be considered. Projects should not be standalone but sit within a wider initiative to regenerate and bring a new purpose to the immediate surrounding area. As well as eligibility criteria highlighted above. The following are not eligible to apply for our funds: • Private individuals. • Unincorporated trusts or associations. • Local authorities and other public sector bodies. • For-private-profit companies, unless in a partnership led by incorporated charity, community business or social enterprise.	The proposals are being brought forward by a private company and not in partnership with a charity/not-for-profit organisation. Not eligible

		Churches or other places of worship, where the building will remain in use primarily as a place of religious worship.	
ASDA Foundation	This scheme has funded restoration projects and small community schemes relating to heritage. The Asda Foundation can only support a limited number of requests received directly from registered charities and community groups. They are set up to support requests which have the direct support and involvement from their colleagues locally. This programme allows charities and good causes to nominate initiatives which will make a real long term difference, benefiting the wider community with our vision to transform communities and improve lives locally.	Groups applying must meet all the following criteria: • Group must have a presence in and benefit the local community • Any equipment funded is the property of the group and is not for individual use • End beneficiaries must be community groups of people • Must be not for profit • There is no minimum timescale for how long the group has been in existence This grant is unable to support: • Groups based outside the UK • Groups where the end beneficiary is an animal • Individual people • Any activities for people under the age of 18. Please review the guidance for our Better Starts • Grant to support children • Groups which charge more than a nominal fee to participate (i.e. membership charges). • Third party grant making organisations (grantees must directly deliver the service/activity)	The Applicant does not meet the criteria. Not eligible
Biffa Award	Biffa Award's Main Grants Scheme is aimed at community and cultural groups and organisations, situated in the vicinity of landfill sites, that are in need of funding to improve the quality of life in their community or to conserve wildlife.	Under our Main Grants Scheme, for grants of between £10,000 and £75,000, we have four different funding themes, each with its own eligibility criteria. The themes are Community Buildings, Recreation, Cultural Facilities and Rebuilding Biodiversity.	The proposals do not fall within their scope for eligibility as they are not near a landfill site. Not eligible
Big Society Capital	As the UK's leading social impact investor, their role is uniting capital, knowledge and expert partners to help that investment flow to where it is most needed. In this way, they create opportunities for investors and enterprises to generate systemic social change for	Big Society Capital was established by law as a "social investment wholesaler". This means we cannot invest directly in social enterprises and charities. We invest in entities such as fund managers and specialist banks serving the sector that in turn provide finance and support to these organisations.	The Applicant is not classed as a fund manager or specialist banks. Not eligible

	the better, not just today but for generations to come.		
CAF Bank	CAF Bank can provide lending of between £50,000 and £5m to support capital projects to achieve your charity's goals. They offer flexible loans, exclusively to UK-registered charities and not-for-profit organisations, to bring your ideas to life. Our charity loans start at £150,000, and go up to £5m (or up to £8m for social housing schemes).	Must be a not-for-profit organisation.	The proposals do not fall within their scope for eligibility as they are not classed as not-for-profit. Not eligible
Charles Hayward Foundation: Heritage & Conservation Programme	The Charles Hayward Foundation is a grant-making charitable trust, governed by a board of voluntary trustees, that makes awards to charities registered in the UK. Generally, when funding projects, they value projects that develop, expand and replicate a tried and tested approach but they are also interested in supporting creative solutions to problems which seem to be entrenched and elude resolution.	If you are a UK registered charity and have an annual income of more than £350,000 you may submit an application under our main grant programme. They fund: • Conservation and preservation of pictures, manuscripts, books and objects for public display, use and interest • Development of libraries, museums and galleries • Adaptation of former Industrial Heritage sites to creative and educational spaces	The works do not relate to the items which the programme funds. In addition, the proposals do not fall within their scope for eligibility as the Applicant is not a charity. Not eligible
Co-op Local Community Fund	The Co-op Local Community Fund helps pay for local projects that their members care about. Every time their members shop at Co-op, 1% of what they spend on selected own-branded products and services goes to help fund community projects where they live.	You can make an application if your Project: • enables people to access food and co-operate together to feed everyone • helps improve people's mental wellbeing • offers young people opportunities to develop new skills and make a difference in their community	The proposals do not relate to the eligibility criteria. Not eligible.
The Conservation Foundation: Environmental Award Schemes	The Conservation Foundation creates and manages environmental projects, award schemes, awareness campaigns, publications and events covering wide ranging issues and aimed at different and diverse audiences.	The projects must fall within the following categories: 1. Unlocking nature 2. Heritage Trees 3. Marine Lives 4. Living Earth	The proposals do not fall within their scope for eligibility as the proposals are do not provide the specific positive

	Many individuals, organisations and projects have benefited from The Conservation Foundation's numerous award schemes to celebrate positive environmental action designed to congratulate those involved and to encourage others.		environment actions noted. Not eligible.
European Heritage Awards / Europa Nostra Awards	The European Heritage Awards/Europa Nostra Awards were launched in 2002 by the European Commission and have been organised by Europa Nostra ever since. The Awards promote best practices related to heritage conservation, management, research, education and communication. In this way, the Awards scheme contributes to a stronger public recognition of cultural heritage as a strategic resource for Europe's society and economy. The Awards honour every year up to 30 outstanding heritage achievements, among which up to five Grand Prix. Each winner of a Grand Prix receives a monetary award of €10.000. In addition, the Public Choice Award is presented to one of the selected award winners, following an online vote conducted by Europa Nostra.	Conservation & Adaptive Reuse Outstanding projects aiming at conservation, regeneration and adaptation to new uses of cultural heritage, including cultural landscapes. a) Must have been completed during the past three years. b) Must adhere to the most up-to-date principles and standards of heritage conservation. (identification and respect of heritage values, materials, legibility, compatibility and reversibility). c) Should be accessible to the public. Buildings or sites that are regularly used by large numbers of people, for instance schools or office premises, are considered accessible. Private buildings or sites that are regularly open to visitors, at least once a year, are also considered accessible.	This is for Awards so can only be applied for once the project is largely complete. Although the building could meet the criteria, this funding can not be relied upon to drive design decisions and viability. Not eligible
Garfield Weston Foundation	The Garfield Weston Foundation is a family-founded, charitable grant-making foundation, which supports a wide range of causes across the UK, donating over £80 million annually. Almost 2,000 charities across the UK benefit each year from grants made by the Foundation, ranging from small community and volunteer projects to large national organisations.	Must be one of the following: • Individual • UK registered charity • Education establishment - either registered as a charity or exempt under Charity Commission Guidelines • Faith organisation - either registered as a charity or exempt under Charity Commission Guidelines • CIC (Community Interest Company) • CIO (Charitable Incorporated Organisation) • Hospital or hospice • Industrial Provident Society	The proposals do not fall within their scope for eligibility as the Applicant is not a charity or other eligible organisation. Not eligible

		• Government registered Housing corporation/association • Social Enterprise	
Heritage Alliance : Heritage Alliance Heroes Award	The Heritage Alliance Heroes Award scheme celebrates the energy and achievements of heritage volunteers amongst the Alliance membership. The Award, which is open to Alliance member organisations and their members, should showcase an inspirational project that was completed in the past 12 months by a volunteer individual or team where the project has had a long-term impact and commanded the respect of the sector. We're particularly interested to hear about projects that are likely to appeal to a wider non-heritage audience and offer a powerful human story, which we can tell to the nation. Keep an eye on the website for the deadlines and entry requirements.	Professional work is not excluded if funded and managed by volunteer effort.	This proposals does not include voluntary work or likely to be considered to offer a powerful human story for members of the public to benefit form. Not eligible.
Hudsons : Heritage Awards	Established in 2011, the awards are an independently judged, annual, national scheme open to historic houses, gardens, museums and heritage sites and celebrate the very best visitor experiences.	Has to be from the following categories: 1. Family Day Out 2. Eating Out 3. Shopping 4. Events 5. Accommodation 6. Hidden Gem 7. Commercial Innovation 8. New Commission 9. New Discovery 10. Wedding Venue 11. Picnic Spots	The proposals are not open to visitors. Not eligible.
John Ellerman Foundation	The minimum grant given is £10,000. This is a general grant giving trust which gives to a wide variety of charitable organisations including both arts and heritage and conservation charities.	Support is only available to charities that work or have reach across England or the UK as a whole.	The proposals do not fall within their scope for eligibility as the Applicant is not a charity. Not eligible.
The Leche Trust	The Trust has the power to make grants for any object or purpose which is recognised as charitable. At present, it is the trustees' policy to concentrate their work in these	They do not normally fund: • structural repairs to buildings; • new buildings or the installation of modern facilities and services;	The proposals do not fall within their scope for eligibility as the Applicant is not a charity. In

	areas: the promotion of amity and good relations between Britain and third world countries; assistance to academic, educational or other organisations concerned with music, drama, dance and the arts; the preservation of buildings and their contents and the repair and conservation of church furniture (with particular emphasis on the Georgian period) conservation in all its aspects; and the preservation of the nation's countryside, towns, villages and historic landscapes.	• general appeals for funding without details of specific, eligible works • displays and exhibitions; • general heritage education, outreach and audience development projects; • organ conservation, unless instruments are substantially pre-1830s in date and the aim is to conserve an original action and casework; • bell restoration projects, unless the bells and their fittings are substantially pre-1830s in date and the aim is to conserve these as far as possible, consistent with safe use. They are unable to fund: • Buildings and objects in private ownership; • Schools and school buildings; • Natural environment and wildlife projects; • Health, medical or social welfare projects; • Projects promoting religion.	addition the proposals will see the installation of modern facilities and services and which are crucial to the long-term use of the building. Not eligible.
Lord Barnby's Foundation	Lord Barnby's Foundation offers grants to charitable organisations for, general charitable purposes, the advancement of health or saving of lives, disability, the prevention or relief of poverty, animals, environment, conservation and heritage. The application process is ongoing and interested applicants may apply at any time. Grants of £1,000 to £5,000 are available	Must be a non-for-profit organisation.	The proposals do not fall within their scope for eligibility as the Applicant is not a charity. Not eligible.
Mercers' Company Charitable Foundation	The Mercers' Company has a long tradition of supporting projects to conserve our heritage and to promote the arts. Grants are made in a variety of fields under these two headings.	They will consider applications for the material or fabric restoration and conservation of: Grade I and Grade II* listed buildings (excluding churches). Do not fund Grade II Listed buildings	Pall Mall Court is not Grade I or Grade II* listed. Not eligible.
Museums + Heritage Awards :	The Museums + Heritage Awards are open to all museums, galleries, archives and heritage visitor attractions, organisations, charities	Judges will look at how a project has been managed and implemented from conception to completion. Your entry must clearly demonstrate rigorous	The proposals are not for a public attraction.

Awards For Excellence	and bodies plus their suppliers, contractors and partners. This award will highlight the quality of work undertaken on restoration, repair and conservation projects within the UK.	project and conservation planning and processes. The category is open to the restoration and conservation of single objects through to entire buildings. Particular attention will be given to how the project has enhanced public access whilst ensuring important historical objects and buildings have been safe guarded for the future. The Museums + Heritage Awards are open to all museums, galleries, archives and heritage visitor attractions, organisations, charities and bodies plus their suppliers, contractors and partners.	Not eligible.
The Pilgrim Trust	Our Preservation and Scholarship fund aims to preserve the fabric of historically important buildings and to conserve significant collections and artefacts. We want present and future generations to enjoy the rich and diverse heritage found throughout the UK.	Must be a non-for-profit organisation.	The proposals do not fall within their scope for eligibility as the Applicant is not a charity. Not eligible.
Viridor Credits Environmental Company	Viridor Credits provides funding for a huge range of projects and will consider eligible applications on their merits and in light of the funding available. In general, a project needs to be located within 10 miles of one of our local steering groups and fall under the provision of one of the categories listed below: Community - Provision or maintenance of public amenities; Conservation - Promotion of biological diversity through: the provision, conservation, restoration or enhancement of a natural habitat, or the maintenance or recovery of a species or its habitat on land or water; Heritage - Maintenance, restoration or renovation of structures of historical or architectural importance or those used for religious worship, provided they offer public access	An organisation or group which is properly constituted and is not-for-profit can apply. There are a number of exceptions, so please check with Viridor Credits about eligibility before applying. The applicant organisation must declare if it is be registered as an Environmental Body (EB) with ENTRUST. However, registration is not a prerequisite for funding (see Funding from Viridor Credits)	The proposals are not within 10 miles of a steering group, fall in the relevant categories and nor is the Applicant a charity. Not eligible.

	registered with ENTRUST, the regulator of the Landfill Communities Fund (Reg No. 331293).		
The Getty Foundation: Keeping It Modern Fund	Planning grants are available for research and planning projects for significant 20th-century buildings that involve practitioners from multiple disciplines and may include research of historical documentation; research on the historic fabric of the building; physical analysis and testing of original materials used in construction, such as their properties and performance under specific conditions; the development and testing of technical solutions; and preparation of technical drawings, budget estimates, and schedules of work. Planning projects may also include the creation of comprehensive management plans for developing cyclical maintenance and long-term care policies. The majority of Keeping It Modern grants awarded will be for research and planning.	Keeping It Modern is a fully international grant initiative. Non-profit or charitable organizations from around the world are eligible to request support. Buildings must be significant, publicly owned, and serve a public function. Grant support is not available for privately held or commercial properties. Projects that focus on deferred maintenance, rebuilding, or major reconstruction of lost fabric fall outside the scope of the initiative.	The proposals do not fall within their scope for eligibility as the Applicant is not classed as a non-profit or charitable organisation.; and the the building is not publicly owned. Not eligible.

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