

PLANNINGSTATEMENT

HENRY BOOT DEVELOPMENTS AND KE HOTELS

INVICTA HOUSE

2016-147-001

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Signing off Sheet

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1.0 Introduction

1.1 This Statement has been prepared by NJL Consulting, on behalf of Henry Boot Developments and KE Hotels in support of a detailed planning application for a proposed hotel development at Invicta House, 2-4 Atkinson Street, Manchester, M3 3HH.

1.2 The application seeks permission for an 9 storey hotel development set behind a retained existing elevation of the existing Invicta House building. The description of development is:

'Redevelopment of Invicta House for Use Class C1 hotel development comprising 145no. guestrooms, with ground floor ancillary facilities. Partial demolition of existing building with retention and refurbishment of main facade and erection of eight storey building (Use Class C1) to the rear.'

1.3 This Statement is intended to give consideration of the proposed development in respect of relevant national planning policy tests, Development Plan policies and other material considerations.

1.4 Also submitted in support of this application are:

- Air Quality Assessment prepared by Watermans;
- BREEAM Pre-Assessment and Sustainability Statement prepared by Element Sustainability;
- Crime Impact Assessment prepared by Greater Manchester Police;
- Daylight and Sunlight Assessment prepared by Gray Scanlan Hill;
- Design and Access Statement prepared by ICA;
- Ecology Report prepared by Martin Prescott Ecology;
- Geo-Environmental Report prepared by Integra;
- Heritage Impact Assessment prepared by Stephen Levrant Heritage Architecture;
- Transport Statement prepared by Mode;
- Draft Travel Plan prepared by Mode;
- Utilities Service Strategy prepared by Watermans
- Waste Management Strategy prepared by NJL Consulting; and
- Wind Assessment prepared by RWDI.

1.5 The plans in support of the application are as follows:

- 15E001-001 Topo Survey Rev A;
- 15E081-001 Elevation Survey Rev A;

- 15J184-001 Basement Survey;
- 15J184-002 Ground Floor Survey;
- 15J184-003 First Floor Survey;
- 15J184-004 Second Floor Survey;
- 781EX(00)040 Existing Atkinson Street Elevation;
- 781EX(00)041 Existing Scott Place Elevation;
- 781EX(00)042 Existing Deansgate Elevation;
- 781EX(00)043 Existing Tivoli Street Elevation;
- 781PL(00)001 Existing Location Plan;
- 781PL(00)002 Existing Site Plan;
- 781PL(00)005 Proposed Location Plan;
- 781PL(00)006 Proposed Site Plan;
- 781PL(00)010 Proposed Basement Plan;
- 781PL(00)011 Proposed Ground Floor Plan;
- 781PL(00)012 Proposed Level 01 Plan;
- 781PL(00)013 Proposed Level 02 Plan;
- 781PL(00)016 Proposed Level 03-05 Plan;
- 781PL(00)018 Proposed Level 06-07 Plan;
- 781PL(00)019 Proposed Level 08 Plan;
- 781PL(00)020 Proposed Roof Plan;
- 781PL(00)030 Proposed Section AA;
- 781PL(00)031 Proposed Section BB;
- 781PL(00)040 Proposed Atkinson Street Elevation;
- 781PL(00)041 Proposed Scott Place Elevation;
- 781PL(00)042 Proposed Deansgate Elevation;
- 781PL(00)043 Proposed Tivoli Street Elevation;
- 781PL(00)050 Atkinson Street Elevation – Downtaking;
- 781PL(00)051 Scott Place Elevation – Downtaking;
- 781PL(00)052 Deansgate Elevation – Downtaking;

- 781PL(00)053 Tivoli Street Elevation – Downtaking; and
- 781PL(00)055 Site Plan – Downtaking.

About Henry Boot Developments

- 1.6 Henry Boot Developments Limited are one of the country's leading property development companies, specialising in a wide range of projects in the retail, business and mixed use development sectors. The company was originally founded in 1886 and has had long standing success with mixed use developments throughout the country including projects in Nottingham, Ayr and Bromley.
- 1.7 They have successfully completed the refurbishment of the Grade II listed former courthouse building on Deansgate, and the redevelopment of Invicta House represents a second major development project that Henry Boot are undertaking in Manchester City Centre.
- 1.8 Earlier in 2017, work started on the Kampus Development, a £250 million scheme led by Henry Boot Developments along with Capital & Centric. The project will deliver a residential-led mixed-use scheme comprising of up to 450,000 sq. ft at Aytoun Street in Manchester. The first phase of development will comprise 478 PRS apartments and 30,000 sq. ft of retail and leisure space set across two buildings.
- 1.9 They have the experience necessary to bring forward a development of the type proposed in this location.

2.0 The Site And Its Surroundings

The Site

- 2.1 The application site contains the building Invicta House along with the car park to the rear of the building.



Figure 1: Aerial View of Application Site



Figure 2: Atkinson Street elevation

- 2.2 Invicta House is situated at 2-4 Atkinson Street, Manchester, and is currently operating as Use Class B1 offices set over 3 storeys. The site and building are bound by Atkinson Street to the south, Tivoli Street to the north which is accessed by Sidney Street, Scott

Place to the west and its linked neighbour The Courthouse to the east, located on the corner of Deansgate and Atkinson Street.

- 2.3 Access is taken off Atkinson Street from Deansgate, and to the rear from Sidney Street and Tivoli Street. Historically the building was the former Milliners Chemist and the Silk Finishers and Factory Workers building.

The Surroundings

- 2.4 Beyond the immediate site boundaries, Invicta House is located in the heart of Manchester City Centre opposite the Grade II listed Sunlight House on Little Quay Street which contains office, retail and commercial uses. Sunlight House, at 14 storeys tall, sets a precedent in terms of scale and massing within the Conservation Area which is also reflected within Spinningfields.
- 2.5 Spinningfields lies to the north and north west of the application site comprising mixed use commercial and residential units. Immediately opposite Invicta House to the north is the MediaCom building at 1 Hardman Street which is 5 storeys tall. To the west of the site is 1 Scott Place at 2 Hardman Street which is an 8 storey building also developed by Allied London.
- 2.6 Invicta House sits within the Deansgate/Peter Street Conservation Area, which includes a broad range of uses. There are offices, restaurants, financial services as well as retail contained within the area. The most notable development includes the Spinningfields redevelopment. This range and mix of uses extends along Deansgate and the surrounding streets. The diverse range of uses that surround the site reflect the site's city centre location.
- 2.7 The Grade II listed Courthouse immediately adjacent to Invicta House, has recently been redeveloped by Henry Boot for restaurants, leisure and office facilities, complementing the existing offer along Deansgate.
- 2.8 This area of Deansgate and the city centre has seen considerable amounts of redevelopment in recent years with a number of significant developments having taken place or under construction. There is a wide range of architectural styles, scales of development and uses that have evolved the character of the area.

The Site's Historical Context

- 2.9 Invicta House is not a Statutory or Locally Listed Building, however it does lie within the Deansgate/Peter Street Conservation Area. A Heritage Statement has been produced by Stephen Levrant Heritage Architecture Ltd which accompanies the planning application, providing further information about the site's designation and the Conservation Area context.
- 2.10 The Deansgate/Peter Street Conservation Area is bound by four other Conservation Areas; St John Street to the south, Parsonage Gardens to the north and both Albert Square and St Peters Square to the east. This highlights the historical significance of the wider area, with each designated Conservation Area having unique characteristics and features.

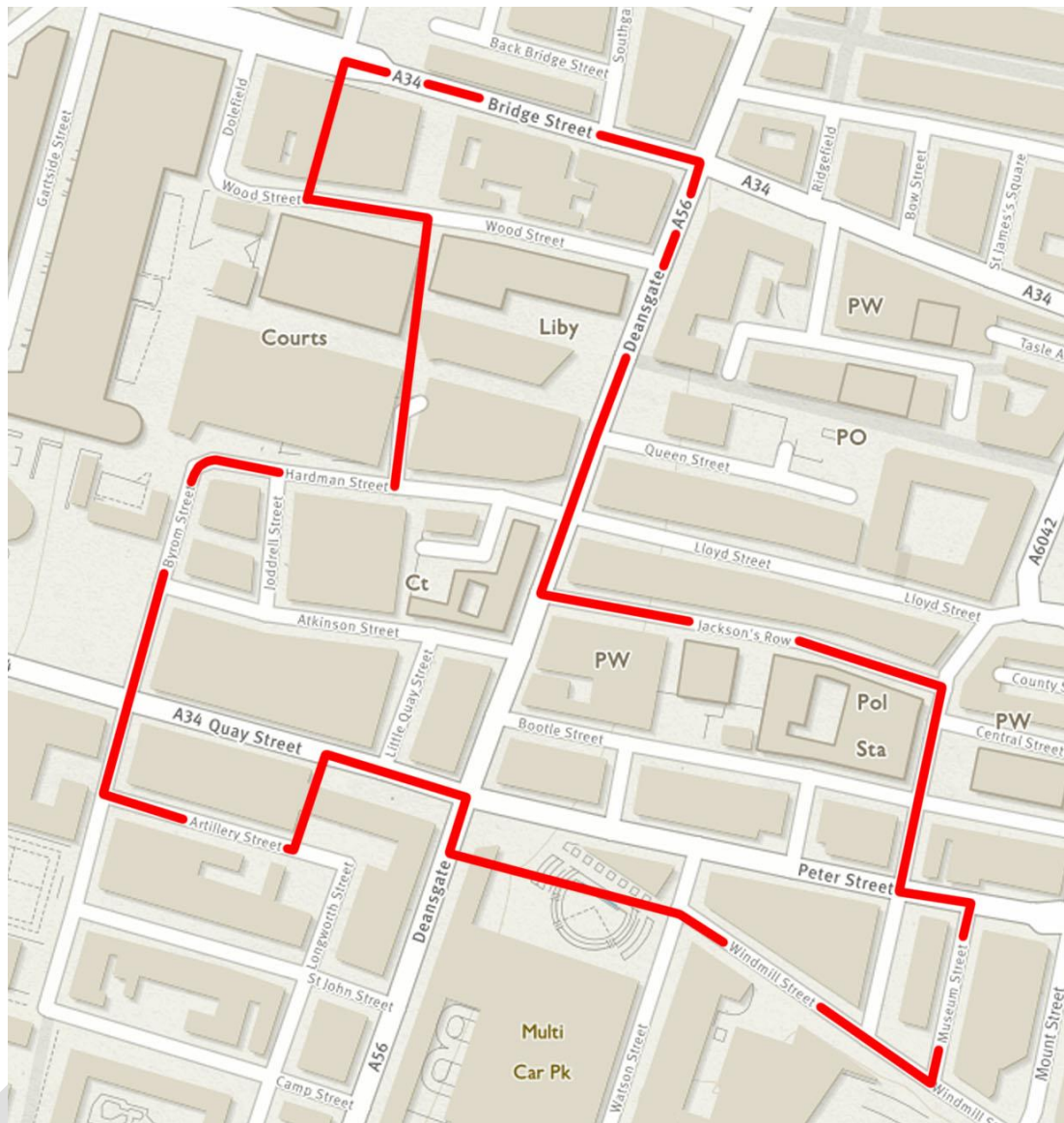


Figure 3: Deansgate/Peter Street Conservation Area

- 2.11 Invicta House and its plot date back to the 18th Century, being located on a former residential street known as Cupid's Alley. By 1788 the street had been renamed Atkinson Street which had been transformed into a mix of houses and commercial premises. A soda water factory, hat works and silk finishing works were located on the site, with the Bowers Hat Works adjoining the site.
- 2.12 The plot which Invicta House occupies has been altered dramatically with the substantial loss of the rear of the yard associated with the silk works to accommodate a surface car-park.
- 2.13 By 1968 Invicta House had been converted to become a branch of the car-component and spares company Edmunds Walker and Co Ltd with the former Hat Works becoming auction rooms. Since then the building has been used as commercial office space.
- 2.14 The building fabric has been significantly altered over time. The front elevation on Atkinson Street comprises red brick laid in English Garden wall bond and of banded painted stone.

- 2.15 The overall architectural style is modestly Gothic shown by ornamentation to the door surround though best described as 'eclectic' within the Heritage Statement. The former wagon entry remains to the right hand side of the façade.
- 2.16 The rear elevation to Tivoli Street is also much altered including larger windows and is three storeys in height with basements. Constructed from red brick, this elevation is architecturally insignificant providing no contribution to townscape, as stated in the Heritage Statement.
- 2.17 Invicta House and its plot have been largely altered over time but do still make a positive contribution to the Conservation Area largely due to the 19th century Gothic imitation architectural narrative which can be identified from the building's façade on the Atkinson Street elevation.

Spinningfields Context

- 2.18 Spinningfields is an area of Manchester City Centre which began being transformed in the mid 2000's by Allied London Properties. The proposal to create a business district within Manchester City Centre came from Allied London after they purchased a number of buildings around the John Rylands library. This was spurred on for development by Manchester City Council after the 1996 bombing which sparked interest to redevelop the City Centre.
- 2.19 The development is spread across 8.9 ha (22 acres) which currently consists of 20 buildings, approximately 430,000m² of commercial, residential and retail space. Some of the key restaurant and bar tenants are Australasia, The Alchemist, Carluccios and Manchester House. Other key anchor commercial tenants with offices or headquarters in the area are Barclays, Deloitte, Guardian Media Group and Royal Bank of Scotland.
- 2.20 The area is home to Manchester Civil Justice Courts, an 80m tall building completed in 2007. It was the first major court complex built in Britain since the Royal Courts of Justice in London.
- 2.21 The residential offering within Spinningfields is the 16 storey Leftbank Apartments complex which overlooks the River Irwell.
- 2.22 Spinningfields is recognised as being locally and regionally important to the area and has been acknowledged as a key driving force for redevelopment and investment for business and office space in Manchester City Centre. It has provided lasting enhancements in public realm, infrastructure, housing, leisure and employment sectors, contributing to its overall success and sustainability and that of the surrounding area. This has been executed by allowing for continuous high quality proposals that complement the already successful developments in place.

Relevant Planning History

- 2.23 The application site has seven approved planning decisions associated with it. Only one of which is recent with the remainder approved pre-1990.
- 2.24 Planning permission 111302/FO/2016/C1 for '*Redevelopment of Invicta House for office development (Use Class B1) with ground floor ancillary use (Classes A1/A2/A3/A4). Partial demolition of existing building with retention and refurbishment of main façade and erection of eight storey building (Use Class B1) to the rear*' was approved on 18 November 2016.

3.0 The Proposed Development

3.1 Full planning permission is sought for a new hotel development and partial demolition of Invicta House. The proposed development is set across a gross area of 5,462 sq. m (58,792 sq. ft) and includes:

- 145no. guest rooms;
- Ground floor reception, restaurant and ancillary communal areas;
- Basement staff changing facilities;
- Central servicing core;
- Lift access to all floors; and
- 15no. cycle spaces.

3.2 The lift overrun and plant area will be housed on the roof of the building.

Building Design

3.3 The scheme that has been submitted to the Council follows the same design principles as those used in the previous planning application (111302/FO/2016/C1).

3.4 The site is located in an area that contains modern buildings alongside older buildings within a Conservation Area setting. In this respect, designing a scheme which respects both the old and the new is critical to creating an appropriate development.

3.5 The proposed hotel will be constructed over 9 storeys with additional plant located on the roof. The scale of the building is similar to neighbouring new developments to the north and west, specifically No. 1 Spinningfields Square (RBS) which consists of 9 storeys and additional plant and No. 2 Hardman Street (DWF) which consists of 8 storeys and additional plant.

3.6 The historic & listed buildings to the south and south west are also of a large scale. 196 Deansgate consists of 6 storeys (large floor to ceiling heights) and Sunlight House is 13 storeys. The scale of the development therefore is considered to be in keeping with the immediate context, which is a high density commercial district containing many new and older buildings of a large scale.

3.7 As such, it is considered that a 9 storey building is suitable and would make efficient use of the site in terms of the quantum of hotel floorspace that could be delivered. This was agreed early on in the scheme development with officers at Historic England and Manchester City Council.

3.8 The external façade will include the refurbished Atkinson Street and Scott Place elevations. The proposed building concept is to create a distinct form that is in juxtaposition with the remaining elements of its Victorian façade, while respecting the Conservation Area setting and adjacent buildings.

3.9 A key component of the design is to ensure that views of the two domes on the corners of Sunlight House are not impacted on when viewed from Deansgate. Floors three to nine are slightly recessed from the frontage of the ground to second floor. The ninth

floor is recessed further to the Tivoli Street, Deansgate and Atkinson Street elevations to preserve the views of neighbouring buildings to the north, east and south.

- 3.10 Further information setting out the design process is set out in the Design and Access Statement submitted in support of the application.

Proposed Demolition

- 3.11 The rear of the building backing on to Tivoli Street will be demolished and then ground works cleared in order to erect the new structure behind the retained wall on Atkinson Street.
- 3.12 The façade and part of the roof on the Atkinson Street elevation is to be retained, however removal of the floor plates behind this wall is proposed in order to counteract the slightly sloping topography, allowing access for all and to make provision for service installation related to its uses (ventilation, data connections etc).
- 3.13 The demolition of this rear structure is key to unlocking the development opportunity for the site.

Incorporation of Existing Building Features

- 3.14 Reusing and refurbishing the original Invicta House elevation on Atkinson Street and its return on Scott Place are key to maintaining the character of the Conservation Area and also promoting the site as the historical edge to the Spinningfields development.
- 3.15 A new roof, with a lower ridge height, will be constructed to replicate the pitch of the existing roof. This will help to define the historical Invicta House structure against the newly constructed building behind it, following the removal of the rear element of the present Invicta House building.

Public Realm and Landscaping design

- 3.16 New landscaping will be limited to the perimeter of the application site where the new building meets the site boundary. Along Scott Place pre-cast concrete paving to match the size, layout and type of the current surface finish will be installed where a gap is formed between the site boundary and the new building line. To the Atkinson Street frontage, there will be no new hard landscaping as the existing building is constructed abutting the public highway.
- 3.17 The public realm works and landscaping proposed for Invicta House will connect to the public realm and landscaping proposal that surround the site. The current proposals for Sunlight House would see a new hard and soft landscaping scheme including a new pedestrian crossing linking the Sunlight House building and street to Scott Place pedestrian area, which connects to Spinningfields and runs in parallel with Invicta House. The proposed scheme would be implemented up to the south west corner of Invicta House once complete and would significantly improve the pedestrian environment in this area.

Access and Parking

- 3.18 The main entrance to the building will be from Scott Place. Emergency doors provide escape onto Scott Place, Atkinson Street and Tivoli Street.

- 3.19 A service access door opens out onto Tivoli Street to allow access to the internal mezzanine bin store and service lift. The rear plant, switch and sub-station rooms are also accessed externally from Tivoli Street.
- 3.20 Full details of the access, parking and servicing arrangements are set out in the Transport Assessment and Framework Travel Plan which accompany this statement and application.

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4.0 Statement of Community Involvement

Introduction

- 4.1 Manchester City Council's Statement of Community Involvement sets out the importance of consulting the relevant stakeholder groups on proposed development projects and the Council's methodology for doing so. Following submission of a planning application, the Council will advertise development schemes and seek comments from the neighbours and other consultees.
- 4.2 Given the nature and scale of the proposals, Henry Boot Developments and KE Hotels also wanted to ensure that pre-submission consultation was undertaken with relevant parties which would allow important views to influence the scheme progression and design.
- 4.3 Key stakeholders were identified as Manchester City Council, Historic England, Allied London and Charles Street Buildings Group and a strategy was put in place to consult all three parties.

Manchester City Council

- 4.4 Manchester City Council have been aware of Henry Boot's intention to bring forward a redevelopment of the site for a considerable period of time. The Council approved an office scheme at the site on 18 November 2016.
- 4.5 Following this approval, Henry Boot Developments exposed the scheme to the market to gauge the level of interest from parties wishing to build out the proposals. During this exercise, they received a number of enquiries from hotel operators. As a result of this marketing exercise, Henry Boot Developments engaged with the Council to update them on the marketing exercise that have been undertaken and to seek advice on the potential for a new hotel scheme at the site.
- 4.6 Following the appointment of the core project team and the initial stages of the design process, a meeting was held with Dave Roscoe, City Centre Development Management Team Manager at Manchester City Council on 2 February 2017.
- 4.7 The feedback received was that the Council had no objections in principle to the proposed development, although it was recommended that the project team seek views from neighbours including Allied London.
- 4.8 Further to this initial meeting, a further meeting was held with Laurie Mentiplay on 9 March 2017. This was to rehearse the scope and content of the planning application, as well as the suite of technical documents required for the submission. The meeting also discussed the approach required with regard to pre-application consultation and agreement on those main parties to engage prior to submission.

Historic England

- 4.9 Due to the site's location within a Conservation Area, pre-application consultation with Historic England took place on 21 April 2017.
- 4.10 Andrew Davidson of Historic England met with the project team and reviewed a series of plans showing the way in which the site would be developed for a hotel, which included the retention of the primary elevation and partial return of Invicta House.

- 4.11 Historic England were previously consulted on for the approved office scheme where the main parameters of the office development were reviewed and agreed. During formal consultation as part of the decision-making process Historic England did not object, stating *'It considers that the proposed development to respond to an acceptable level to the character of the conservation area. The height of the proposal would be stepped back in order to not obstruct views towards its key landmark buildings such as Sunlight House (grade II) and the conservation area from agreed key viewpoints.'*
- 4.12 Given that the proposed hotel scheme works within the consented office scheme's development envelope and does not deviate from the parameters agreed in terms of the massing, height, scale, design of the building, Historic England confirmed that they had no objection to the proposals. Historic England were comfortable to stand by their original advice provided against the office scheme.
- 4.13 For completeness, the previous consultation response from Anna Boxer at Historic England is provided below.

"Following the meeting, Anna Boxer was able to confirm that "the principle of retention of at least the façade of Invicta House...has been established and accepted as a way forward."

Moreover, the initial advice received confirmed that 'the new development...is in terms of scale, mass and height, acceptable and in line with the new built elements around the site, and the materiality is interesting with a mix of metal, glass and brick.'

The evolution of the proposals was therefore carried out with the support of Historic England, with encouragement having been given to the progress of the emerging development form, subject to the caveats of appropriately considering the impact on the heritage values of the building and its context.

As a result of the consultation with Historic England, it was agreed that the proposed development design must consider the following issues, as defined and primarily addressed within the Heritage Statement and Design and Access Statement;

Particular attention needs to be given to the function and architectural authenticity of the retained façade, in order to maintain its contribution to the street-frontage on Atkinson Street.

The former ridge-line of Invicta House needs to be defined to retain the depth to the frontage while maintaining the façade. It is acknowledged as being important to retain some depth to the frontage to maintain its integrity as a streetscape component.

The visual impact of the new block on the backdrop to the Little Quay Street must be carefully considered in terms of materials and a focus on uncluttered, simple elevations.

The impact of the new building on the views of Sunlight House and the Courthouse from Deansgate should be carefully considered, in order to maintain a channelled view from the Queen Street/ Deansgate junction. The development should thus avoid being read as unduly obtrusive in the visual backdrop to the Grade-II listed Sunlight House.

A robust case will need to be made for the primary elevation retention to ensure that the structure is authentically maintained (as it is considered to be a minor but positive contributor to the Conservation Area).

With the points above taken into account, the previous proposal for the scheme included the 3D retention of Invicta House to Atkinson Street and Scott Place with modern 8 storey office accommodation behind, including a slightly stepped back seventh floor area to allow for views to Sunlight House and to respect privacy and sunlight provision of neighbouring buildings to the north of the site. A second meeting was held with Anna Boxer on 24th November, with this scheme design being positively received.

However, in further communications with Historic England (22nd January 2016), Anna Boxer noted that though the design went a long way to preserve historic elements and would use materials and detailing that would be acceptable in regards to context, the height and massing of the building was an issue. It was stated that the proposed building height would cause the 'loss of views to Sunlight House' and that the building would sit slightly 'uncomfortably as a backdrop to the County Court'. The report received advised that in order to mitigate against the proposal blocking historic views or negatively influencing the appearance of the Conservation Area that the 'top floors could be drawn back, so that the turrets of Sunlight House would be clearly visible from important views along Deansgate.'

In response to these design and heritage considerations and further correspondence, the proposal will retain and refurbish the Atkinson Street primary elevation and enhance it further by ensuring that a portion of the roof and ridgeline which is behind the parapet wall to third floor, is redressed and retained. Henry Boot acknowledge that the total demolition of the structure would have a negative impact on the Conservation Area context and moreover, that the primary elevation is of a condition which can be retained.

The historical architecture will have a 3D emphasis which is further strengthened from the protruding new building that is proposed to sit behind it and the retention of the gable wall.

The physical palette of the elevations of the new build is relatively simple, with little ornamentation, unlike that of the retained portion of Invicta House on Atkinson Street. This provides a clear juxtaposition between old and new and encourages the scheme to be read as two separate aspects rather than a single building. It also assists in minimising the effect of increased height of the new portion of the proposed development building compared to the existing.

As the new block is recessed both from third floor upwards and again at seventh floor level to the Tivoli Street, Deansgate and Atkinson Street elevations so that it will enhance and promote views to Sunlight House whilst respecting The Courthouse which Invicta House neighbours.

Overall, we are confident that we have addressed the comments of Historic England in providing a building with a strong yet appropriate design."

Allied London

- 4.14 As Allied London oversee the Spinningfields development, which is a direct neighbour of Invicta House, Henry Boot consulted staff at the organisation in advance of the submission of a planning application.
- 4.15 Manchester City Council actively seek to encourage the development of high density office accommodation within the city centre, and this is reflected within the Core Strategy. Reducing the height of the building within such an accessible city centre location would be inefficient and create a reduced amount of floorspace which would

be contrary to the economic aspirations of the Council. Moreover, Historic England support the proposed height of the development which complements the existing and established offer both within Spinningfields and the Conservation Area. It was therefore determined that the proposed height of the building is appropriate.

- 4.16 Since the development is set within the consented development envelope, Allied London confirmed that they had no objection to the proposed scheme. The development includes the previously negotiated set back at the upper floors of the proposed building.
- 4.17 The main change that has occurred over the consented scheme is with regards to access to the building now being taken from Scott Place. Discussions are on-going with Allied London with regards to the implementation of the new access and the potential for incorporating an outdoor seating area, landscaping and canopy along Scott Place. Their views will be taken into account as the scheme progresses.

Charles Street Buildings Group

- 4.18 The Charles Street Buildings Group (CSBG) own the freehold interest in the Mediacom building to the north of the application site.
- 4.19 CSBG previously raised objection to the office scheme on heritage grounds. Their views were taken into consideration during the decision-making process. The Committee Report for the office scheme clearly set out the issues they raised. Upon review of the technical documents submitted with the application it was considered that the information supplied covered of the matters raised by CSBG.
- 4.20 The Committee Report responds to their comments primarily through this conclusion.

'The impact of the proposed scheme on the significance of the three adjacent Grade II listed buildings have been considered very carefully. It is acknowledged that the proposal could cause some harm to the settings of the nearby listed buildings, but that this would be less than substantial harm, and, having considered very carefully all relevant matters, including the requirements set out in the 1990 Planning (Listed Buildings and Conservation Areas) Act, it is considered that the harm to those settings is outweighed by the public benefits that the proposal would bring. This includes economic regeneration and growth, new employment and an improved environment on Scott Place.

It is considered that the cumulative impact on the conservation area would be minimal, at most causing less than substantial harm to the conservation area. A Heritage Statement, including an assessment of impact, has been submitted with the application. The visual impact assessment has demonstrated that the proposed scheme is a contextually responsive development. The proposed scheme responds to an acceptable level to the character of the conservation area. With the proposed part retention of Invicta House, there would still be a legible reminder of the history and evolution of the area, while the innovative, contemporary design proposed would respond and add value to the conservation area.

Given the above, it is considered that the proposal is in accordance with the City of Manchester's planning policies and regeneration priorities'.

- 4.21 CSBG were consulted on 13 April 2017 and subsequently on 25 April 2017 over the hotel scheme proposals. They were provided with the hotel scheme plans as well as a covering letter setting out the revised proposal.

- 4.22 In response to the consultation, Joseph Murphy at Charles Street Buildings Group stated
'We have reviewed the plans and note the slight reduction in scale. On the basis this is already an improvement, and our previous objection did not succeed we do not intend to object to your change of use application.'

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5.0 Planning Policy Framework

Relevant Planning Policy and Supplementary Planning Documents

- 5.1 The planning policy and Supplementary Planning Documents of relevance to this particular proposal are;
- The National Planning Policy Framework 2012
 - Manchester City Council Core Strategy 2012
 - Manchester City Council Extant Unitary Development Policies 1995
 - Guide to Development in Manchester Supplementary Planning Document and Planning Guidance adopted April 2007
 - Deansgate/Peter Street Conservation Area Appraisal 1985
 - Historic England – Tall Buildings Advice Note 4

National Planning Policy Framework

- 5.2 National planning guidance of relevance is set out in the National Planning Policy Framework (NPPF). This document is a material consideration in the determination of this application to which significant weight should be attributed (NPPF Para. 2). The National Planning Policy Framework was introduced by the Government in March 2012.
- 5.3 The NPPF establishes a presumption in favour of sustainable development and states that proposals for sustainable development should '*be approved without delay*' (Para. 14). It advises that there are three dimensions to sustainable development: economic, social and environmental (Para. 7).
- 5.4 The NPPF confirms that at the heart of planning are a number of core principles (Para. 17). These include the need for Local Planning Authorities (LPAs) to:
- Proactively drive and support sustainable economic development, to meet identified needs;
 - Promote high quality design and a good standard of amenity;
 - Promote the vitality of urban areas and to protect the different roles and characters of areas;
 - Support low carbon initiatives, taking account of flood risk;
 - Encourage the effective use of brownfield land, including the promotion of mixed use developments;
 - Conserve heritage and natural environmental assets;
 - Support initiatives which deliver services and facilities to benefit the community.
- 5.5 Paragraph 19 of the NPPF states:

'The Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth. Planning should operate to encourage and not act as an impediment to sustainable growth. Therefore significant weight should be placed on the need to support economic growth through the planning system.'

- 5.6 The central aims of the NPPF are summarised in the Ministerial foreword:

'Development that is sustainable should go ahead, without delay – a presumption in favour of sustainable development that is the basis for every plan, and every decision.'

- 5.7 The NPPF, taken as a whole, represents the Government's definition of what constitutes a sustainable development.
- 5.8 Paragraph 23 of the NPPF states that in order to promote and manage the growth of designated town centres such as Manchester City Centre, new developments should allow for and encourage leisure developments. The proposed development will increase the amount of hotel floorspace available to meet the needs of the growing and evolving City Centre.
- 5.9 Paragraph 58 of the NPPF emphasises the importance of planning positively to achieve high quality and inclusive design for all developments. It also sets out tests to ensure that planning decisions are based on an evaluation of the benefits of new development proposals. The proposed development enhances the area, preserving a piece of the 19th century streetscape which will be maintained for years to come, while also providing a high quality new building of exceptional design standards.
- 5.10 Though the NPPF does not specifically define 'good architecture' it does attach great weight to contextual design and the delivery of it within Paragraph 64. Opportunity should be sought to improve the character and quality of an area and the way it functions. The emphasis of the proposed development is thus on providing the functional space while retaining the relatively modest impact on the wider historic environment. The proposal responds to this as the partial removal of Invicta House and realignment of vertical floor plates means that a more suitable modern open plan layout can be manifested behind a historical façade. The simple yet interesting design of the new building behind the primary elevation retention emphasises the details on the Atkinson Street elevation while appearing smart, sleek and of good quality in its own right, having an overall positive impact on the area.
- 5.11 Paragraph 132 of the NPPF states that '*great weight*' should be given to the objective of considering designated heritage assets (such as Conservation Areas), emphasising the need to avoid substantial harm to designated heritage assets. Any perceived harm through development to such assets or settings of assets requires '*clear and convincing justification*'. In this instance, understanding the significance of the heritage asset, the context of the Conservation Area and the effect development would have on both is key, and must be balanced against the positive impacts of redevelopment.
- 5.12 In this case, the loss of fabric amounts to the ancillary section of the rear of a modest building, with the most significant façade being retained. As discussed within the Statement of Community involvement, Historic England support the proposals. The positive benefits of the scheme, which includes the provision of additional hotel accommodation to support the economic, cultural and leisure growth of the City Centre, outweigh the loss of part of Invicta House.

Manchester City Council Core Strategy 2012

- 5.13 The Development Plan for Manchester comprises the Core Strategy and maps that were adopted on 11th July 2012 forming part of Manchester City Councils Local Development Framework, in addition to any saved policies of relevance from the Unitary Development Plan.
- 5.14 Invicta House and the surrounding site are allocated on the Core Strategy Proposals Map as within the Deansgate/Peter Street Conservation Area with no other specific land use allocations.
- 5.15 Appendix 1 of this Statement sets out the relevant local planning policies and assesses how the proposed scheme responds to these.
- 5.16 Policy SP1 Spatial Principles aims to guarantee that the strategic development of Manchester up to 2027 assists in creating a regional centre focusing on economic and commercial development, retail, leisure and cultural activity, alongside high quality city living. This also encompasses creating well designed places that enhance or produce character, protect and enhance the built environment, with access to jobs being in sustainable locations.
- 5.17 The proposal meets the criteria in Policy SP1 as it will enhance the hotel offer through the conversion of the building to support the retail, leisure, tourist and business industries in close proximity to the site. The reuse of part of the original Invicta House elevations will maintain and enhance the character of the area and protect the built environment.
- 5.18 Policy CC4 Visitors – Tourism, Culture and Leisure aims to ensure that the City Centre is maintained as the focus for culture and leisure development, not only for the City but also the City Region. The policy goes on to say that new hotel development that contributes to the quality of the City Centre offer will be supported. The proposals will provide a total of 145 new high quality guestrooms that will contribute towards and enhance the existing offer. This will contribute towards supporting the wide range of visitor and business economies within the City Centre.
- 5.19 Policy CC6 City Centre High Density Development seeks to ensure that development will be high-density and maximise efficiency as long as its scale, massing and height responds to that elsewhere in the City and the site context. The proposed development provides 9 storeys of high quality hotel guestroom accommodation set behind the existing Invicta façade, which responds to its context by providing a modern building that enhances the character of the Conservation Area within which it is located.
- 5.20 The surrounding area is host to a number of high density tall buildings, including those located within Spinningfields and also the historic Sunlight House. In this respect, a 9 storey building is appropriate at this site and accords with this particular Core Strategy policy.
- 5.21 Policy EN1 Design Principles and Heritage Character Areas states that development in Manchester, in this case the City Centre Character Area, needs to follow the seven principles of urban design as stated in the NPPF and also have regard to that areas qualities. The historic context must be respected and landmark buildings which contribute positively to the experience of all at street level are encouraged.
- 5.22 The proposal responds to this by retaining and reusing the façade of Invicta House while creating a landmark building that juxtaposes the original architecture, whilst respecting

its history. The materials used also respect the façade and the adjacent Grade II listed Courthouse (Former County Courts).

- 5.23 Policy EN2 Tall Buildings aims to ensure that buildings that are substantially taller than their neighbours and significantly change the skyline are; of excellent design quality, appropriately located, contribute to landmark and place making and bring regeneration benefits.
- 5.24 As seen from the elevations produced by ICA, the proposal would be slightly taller than the neighbouring 1 Scott Place at 2 Hardman Street (8 storeys with roof plant) and is of a similar scale to recent peripheral developments in Spinningfields and on Deansgate, though it is not as tall as Sunlight House. The building's distinctive material palette, design and primary elevation retention, promote it as a landmark building with regenerative properties on what could be considered at present, a commercial side street. This would assist in linking it to other regeneration schemes occurring in Spinningfields and Sunlight House.
- 5.25 Policy EN3: Heritage seeks to ensure that where new developments are proposed they must be designed so as to support the Council in the preservation and enhancement of the historic environment, character, setting and accessibility of acknowledged areas and buildings of importance. Proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.
- 5.26 The proposed development responds to these important issues in Policy EN3 by reusing part of the Victorian façade of Invicta House on Atkinson Street and the partial return to Scott Place, which as it is in-situ, directly responds to the historic features of The Courthouse (The Former County Courts), protecting this historic area to the East of the Spinningfields development. The development will also support the wider regeneration of the Deansgate/Peter Street Conservation Area and Spinningfields by maintaining this small piece of industrial history through its redevelopment.

Manchester City Centre Saved Unitary Development Plan (UDP) Policies

- 5.27 Extant UDP Policy RC20 Small Area Proposals seeks to protect the character and activities within designated 'small areas'. The application site lies in Area 25 Bridge Street/Deansgate/Quay Street/River Irwell. This 'small area' is home to numerous public buildings, and new developments that relate to their function and support these buildings are encouraged.
- 5.28 The proposed development directly contributes to this policy aim and is consistent with the surrounding context, continuing the tradition of innovation and a variety of use classes. The hotel proposals will directly contribute to sustaining the building within an evolving city centre location.

Deansgate/Peter Street Conservation Area Improvement and Enhancement

- 5.29 As aforementioned, Invicta House and its surrounding site are situated within the Deansgate/Peter Street Conservation Area within Manchester City Centre, being contiguous with other designated areas covering a substantial part of the Victorian city centre.
- 5.30 The 'Control of Development' section within the appraisal states that gaps in frontages should be avoided and that a linear street wall character is developed further and

reinforced. Any new buildings or alterations to existing should be of the highest quality recognising the characteristics of the Conservation Area.

- 5.31 The proposal would ensure that frontage gaps are avoided completely through some façade preservation to Atkinson Street and Scott Place and the provision of new elevations from the new building to the rear to Scott Place and Tivoli Street. Character is enhanced through elevation preservation and the new block which will be set behind the existing elevation and will create a vertical emphasis not dissimilar to the surrounding area of Spinningfields and The Courthouse. The simple yet interesting design of the new build element of the scheme will ensure that the architectural detailing of the Atkinson Street façade is respected.

Guide to Development in Manchester Supplementary Planning Document and Guidance

- 5.32 The Guide to Development provides guidance for all forms of development undertaken in Manchester. The relevant aspects of the guidance, and the ways in which the proposal responds, are noted at Appendix 1. The key points are as follows.
- 5.33 The proposed design protects heritage value by retaining portions of the building's original elevations and achieving a high quality design. The design responds carefully to the Victorian and contemporary elements of the built environment context, and protects and enhances the distinctive character of the area.
- 5.34 The design will achieve the above whilst also: achieving successful urban design, including sensible, safe and inclusive access arrangements and passive surveillance of public spaces; enhancing the existing built form of the immediate context (including building lines and heights and creating a strong corner building); providing appropriate cycle storage and servicing and waste storage and collection arrangements; and supporting appropriate sustainability principles.

Tall Buildings Advice Note 4

- 5.35 As Manchester City Council do not have an adopted up to date SPD regarding Tall Buildings to refer to, the revised guidance from Historic England 'Tall Buildings Advice Note 4' document must be considered.
- 5.36 The document defines the parameters that a new high quality development schemes will have a positive relationship with as;
- Topography
 - Character of Place
 - Heritage Assets and their settings.
 - Height assets and their settings
 - Height and scale of development (immediate, intermediate and town-or city-wide)
 - Urban grain and streetscape
 - Open spaces

- Rivers and waterways
 - Important views including prospects and panoramas
 - The impact on the skyline
- 5.37 In relation to good design the document states that new proposals for Tall Buildings must also satisfy the following design criteria:
- Architectural quality
 - Sustainable design and construction
 - Credibility of the design
 - Contribution to public space and facilities
 - Consideration of the impact on the local environment (and particularly at ground level)
 - Provision of a well-designed environment
- 5.38 The guide notes that to provide architectural quality in new proposals consideration must also be given to:
- Scale
 - Form and massing
 - Proportion and silhouette
 - Facing materials
 - Detailed surface design
 - Relationship to other structures
 - Impact on streetscape and near views
 - Impact on cityscape and distant views
 - Impact on skyline
- 5.39 This proposal is 9 storeys tall with roof plant, at 2 Hardman Street is 8 storeys tall with roof plant, MediaCom at 1 Hardman Street is 5 storeys tall with roof plant and Sunlight House is 13 storeys tall with roof plant. Therefore, the building is not overly tall considering the surrounding context, it has also been set back as the height increases to ensure historic views to Sunlight House remain uninterrupted when viewed from Deansgate.
- 5.40 The proposal retains historic access to Tivoli Street to the car park and service areas of the development from Sydney Street.
- 5.41 The neighbouring buildings 1 Scott Place and MediaCom are of high architectural and material quality using façade screens and expanses of floor to ceiling glazing. This proposal will mirror these buildings being of high architectural and material quality, while also encompassing the retention of the primary early 20th century Atkinson Street elevation and its Scott Place returns, ensuring this historical vertical fabric of the

Conservation Area is saved from demolition, while allowing for sustainable development of the same use class to take place.

- 5.42 The façade materials of the new portion of the proposed building mimics the buildings previous purpose of a Silk Works by using loom card patterns as part of its weathered façade and glazing screens. The access arrangements to the site remain largely unchanged, therefore not affecting the existing high quality transport and service arrangements to this popular city centre location while providing the additional hotel rooms within the City Centre.

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6.0 The Case for Development

- 6.1 Invicta House is located in the heart of Manchester city centre, in close proximity to offices, leisure facilities as well as tourist attractions.
- 6.2 For city centres to maintain their attractiveness in a highly competitive market, sites and development opportunities must adapt and change to meet the ever-changing requirements of potential uses and occupiers. This section will explain why there is a strong planning case for the proposed alterations and extension of Invicta House.

Leisure Development in the City Centre

- 6.3 The key policy considerations regarding the principle of development of Invicta House are contained within the Manchester City Council Core Strategy 2012, saved UDP policies and the Deansgate/Peter Street Conservation Area appraisal.
- 6.4 The application site is currently allocated within a Conservation Area as previously stated, but is unallocated in terms of a specific land use. However, it is noted within the allocations plan that the relevant City Centre policies of the Core Strategy 2012 and policy RC20 saved from the UDP apply.
- 6.5 The principle of a hotel proposal is acceptable in this city centre location. Policy CC 4 states that 'Hotels have become an increasingly important use across the City, and these will be particularly important in the City Centre... New hotel development which contributes to the quality of the City Centre hotel offer will be supported.'
- 6.6 The Manchester City Centre Strategic Plan supports the policy positions set out Nationally and Locally by stating that 'Attracting talented staff by making the city centre a better place for business and leisure is also a key strand in the strategy to ensure Manchester is second to none as a place to invest'

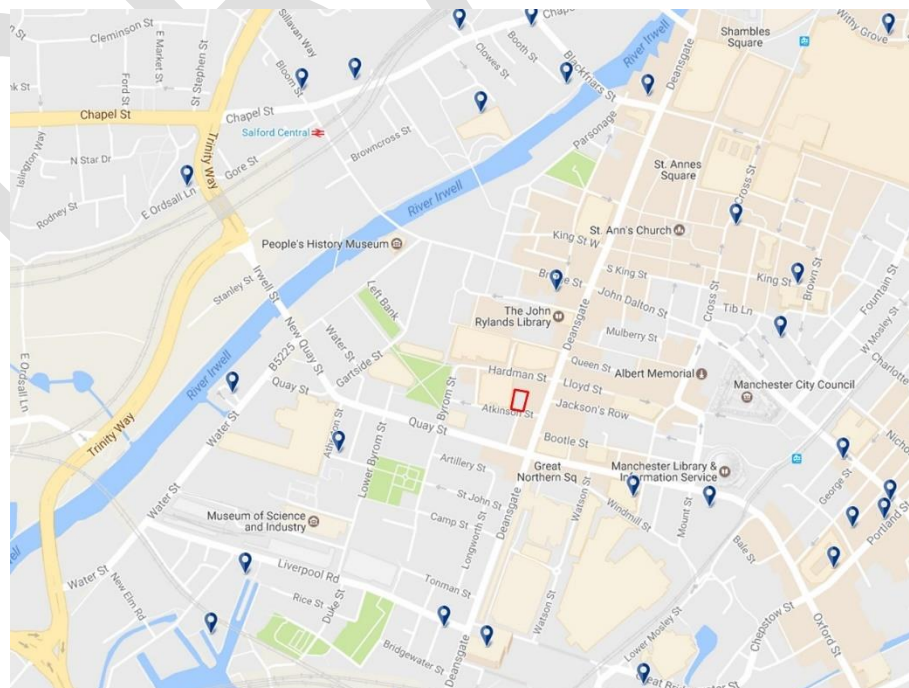


Figure 3: Location plan of City Centre Hotels

- 6.7 Figure 3 above shows the existing hotel offer in this particular part of the City Centre. Given the site's close proximity to a number of different leisure facilities within the city Centre, as well as its immediate proximity to Spinningfields means the site is well located to serve a broad range of local facilities and businesses.
- 6.8 Within a 5 minute walk of the site are a significant number of tourist attractions as well and businesses. Including, but not exclusive to the following:
- Spinningfields;
 - Manchester Central Conference Centre;
 - Manchester Town Hall and Central Library;
 - The John Rylands Library;
 - Great Northern;
 - Museum of Science and Industry;
 - Manchester Opera House;
 - Manchester Crown and Magistrate Courts;
 - People's History Museum;
 - Numerous shops and bars.
- 6.9 The provision of hotel accommodation in the immediate area is focused more around high end hotel accommodation or budget hotel operators. There is limited option for offerings in between these two ends of the spectrum. The operator that is associated with this application submission provides this option.
- 6.10 The principle of development for the new proposal for Invicta House as a hotel is justified when considering the context of the city centre and the surrounding area. Invicta House is located in close proximity to a range of tourist, leisure, retail and business uses that will be supported by the provision of additional hotel guestrooms for the visitor economy.
- 6.11 The City Centre location makes the site highly accessible by different means of public transport. This will result in a reduction on the reliance on car use and see passive transport methods like public transport and cycling promoted. The principle of the development is therefore acceptable.

A Suitable Site for the Development

- 6.12 It has been established that there is planning policy support for the form of development proposed through this application. This section of the Statement will demonstrate that the site and location are suitable for the proposal and that there are no environmental or design constraints that would mean that this development should not come forward in this location.
- 6.13 The application is supported by a suite of reports prepared by specialist consultants that assess the proposals in the context of the site and its location. The outcomes of these reports are summarised below, but these summaries should be read in conjunction with the full reports that accompany the application.

Heritage

- 6.14 A Heritage Statement covering the significance and impact of the proposals on the building and the surrounding Conservation Area has been undertaken by Stephen Levrant: Heritage Architecture Ltd.
- 6.15 The Heritage Statement provides a comprehensive assessment of the significance of the heritage assets (i.e the Deansgate / Peter Street Conservation Area, adjacent listed buildings, as well as the subject building itself) in the context of Planning Policy. The impact assessment concludes that, despite the loss of the rear volume of the much-altered, commercial building, the proposed hotel development will result in a negligible impact on the relevant heritage assets. Public benefits are assessed separately.
- 6.16 The development will cause no substantial harm to the setting of the adjacent grade-II listed buildings. Using Historic England's methodology for assessing the impact on setting the conclusions are demonstrated as negligible. Similarly, the development will cause no substantial harm to the character or appearance of the Deansgate / Peter Street Conservation Area, with proposed hotel's impact on the heritage values of the designated area demonstrated as negligible. This is because the proposed development demonstrably responds positively to its context, in terms of its: massing, scale, alignment and materials and addresses the local character and historical development of the architecturally diverse area.

Transport and Highways

- 6.17 A Transport Assessment and Travel Plan has been prepared by mode transport planning. The Statement provides information on the site's accessibility by different modes of transport, details servicing arrangements, drop-off arrangements and parking availability.
- 6.18 The Transport Assessment concludes that the site is well served by public transport facilities and footways, encouraging and facilitating sustainable travel by users of the site, whilst providing excellent links to nearby residential areas.
- 6.19 The local pedestrian network is considered appropriate to the proposed use of the site, and sustainable connectivity would be enhanced by the provision of secure cycle storage within the development. The nearest bus stop to the site is 100m walk away at the corner of Byrom Street/ Hardman Street which is served by the free Metroshuttle route 2 alongside another bus stop, 400m walk, located on Deansgate to the east of the site, which is served by Metroshuttles 1 and 2. These Metroshuttles provide links to every railway station in the city centre, including Victoria and Piccadilly, as well as Shudehill and Piccadilly bus stations. The Metroshuttles run every 10 mins Monday to Friday between 7am and 7pm, with weekend services also available.
- 6.20 The nearest Metrolink tram stop is St Peter's Square, approximately 500m to the east of the site, with Deansgate/ Castlefield tram stop also only 600m away to the south of the site. Both Metrolink tram stations have services as frequent as every 3 mins during peak week day times, providing connections within the city centre, to the main train stations and beyond, for example south to Altrincham and Manchester Airport, west to MediaCityUK and north to Bury.
- 6.21 There are three major car parks within a 500m walk of the site providing over 1,700 spaces, in addition to other small car parks nearby and major car parks elsewhere within the city centre.

- 6.22 The trip generation for the proposal has been estimated using the industry-standard TRICS database. An initial exercise undertaken for the existing development is 6 two-way trips during the AM peak hour and 6 two-way trips during the PM peak hour. Based on the proposed increased floorspace at the redeveloped site, the new development could be estimated to generate 25 two-way trips during the AM peak hour and 21 two-way trips during the PM peak hour. Therefore, the proposed development would represent a net increase of just 19 two-way vehicle trips during the AM peak hour, and 15 two-way trips during the PM peak hour.
- 6.23 Given the site's highly accessible location, combined with the proposed reduction in on-site parking from 22 existing spaces to 1 proposed external spaces, it is likely that any increase in vehicular traffic would in fact be lower than indicated by the TRICS analysis, according to mode transport planning. The highway impact of the proposals is therefore negligible and is not considered to be severe. There are no highways or transportation reasons that should prevent this development from being approved.
- 6.24 The Travel Plan produced for the site provides a toolkit of sustainable travel measures, outlines the respective roles of the Travel Plan, and provides guidance on the administration and monitoring of the plan. The report is intended to increase awareness of the alternative sustainable modes of travel that will result in a further reduction in reliance on the private car by employees at the site, with a regular process for monitoring and review identified to ensure targets are met. Staff travel packs are suggested to be issued to employees of the hotel showing transport routes, identification of local amenity facilities and encouragement of opportunities to reduce travel needs. The reviews will be undertaken for a minimum of five years following the site's occupation, in liaison with MCC.

Environment Noise Survey

- 6.25 An Environment Noise Survey Report has been prepared by Sandy Brown and has been submitted in support of this application. The report confirms that the lowest background noise levels recorded were $LA_{90,15min}$ 58 dB during the daytime, $LA_{90,15min}$ 62 dB during the evening and $LA_{90,15min}$ 61 dB at night.
- 6.26 According to the report, based on the requirements of Manchester City Council and on the results of the noise survey, the cumulative noise level from plant at 1m from the worst affected window of the nearby noise sensitive premises is to be at least 5 dB below the minimum background noise level measured.
- 6.27 The report states that these limits are cumulative, and apply with all plant operating under normal conditions. If plant items contain tonal or attention catching features the limits should not exceed 5 dB below the minimum external noise level in octave bands. This will be adhered to and hence there are no acoustic issues which would prevent the application from being approved.

Contamination

- 6.28 A Geo Environmental Report has been prepared by Integra Consulting Environmental. This report confirms that there is a low risk to human health and controlled waters if the proposal was developed.
- 6.29 There is a low potential risk to human health due to the provision of hardstanding across the entire site. Construction workers are anticipated to comprise the most sensitive human health risk receptor. However, further appraisal will be required following completion of intrusive works including chemical testing to identify the presence of a contaminative source.

- 6.30 There is a very low risk of potential ground gas issues at the site due to the potential presence of made ground deposits.
- 6.31 The only potential contaminative source identified on site is the made ground deposits. Potential pathways to the underlying aquifers are present, including through permeable strata, and through potential historic drainage, piling and drilling activities. However, infiltration will be prevented due to the provision of hardstanding areas across the proposed development. Consequently, it is considered that there is a low risk of pollution to controlled waters.
- 6.32 As a result of the preliminary risk assessment, a Phase 2 intrusive environmental ground investigation should be carried out to determine the ground conditions beneath the site, locate potential historic drainage, and determine the concentrations of any contaminants in the ground if required.

Sustainability Statement

- 6.33 A Sustainability Statement strategy has been prepared by Element Sustainability. The Statement shows that the proposed development will deliver a sustainable development and has identified key Sustainability Commitments that comply with both national and local policy.
- 6.34 Main points from the conclusion of this statement that the proposal commits to achieving in relation to sustainability are;
- The proposed building scheme is committed to achieve a BREEAM New Construction 2014 'Very Good' rating
 - The proposed energy strategy will incorporate an enhanced 'fabric led' material specification plus combined heat and power plant and high efficiency gas fired boilers and an element of renewable energy generation (PV), along with high quality design standards to improve the energy efficiency of the building.
 - The building will be specified to achieve a 10.5% emission rate reduction over the calculated notional baseline for this existing building.
 - The development will be specified in accordance with the principles of the energy hierarchy.
 - The proposals will deliver a scheme that is inherently efficient and cost effective during operation.
 - Internal water management will achieve a 25% improvement upon the BREEAM 2014 baseline case further reducing the developments internal water demand.
 - Waste arising during construction and occupation/operation will be minimised. A site waste management plan will be adopted during construction. The hotel will be provided with waste facilities and a comprehensive waste management plan for the site will accord with the local authority recycling scheme. The provision of suitable space and facilities will allow the hotel to segregate and store operational recyclable waste.
 - Construction site management procedures will minimise adverse impacts on the environment and control pollution generated during the construction phase.

- The proposals will ensure that there is no negative change of site ecology from pre-developed to post- development.

6.35 Other commitments are included within the conclusion section of the Sustainability Statement in support of this Planning Statement and planning application.

BREEAM Pre Assessment

6.36 A BREEAM Pre Assessment has been prepared by Element Sustainability. The purpose of the report is to evaluate the potential rating achievable under a formal BREEAM New Construction 2014 assessment and demonstrate a commitment to the principles of quality construction, design and sustainability. It concludes that based on the examined categories associated with the proposal of materials, health and wellbeing, energy, transport, water, waste, land use and pollution, the indicative BREEAM score of 58% which equates to a potential for a BREEAM Very Good rating will be reached.

Flood Risk Assessment and Drainage Strategy

6.37 A Flood Risk Assessment and Drainage Strategy was produced by Watermans. The Site is located within Flood Zone 1 and is therefore considered by the Environment Agency to be at a low risk of tidal and fluvial flooding.

6.38 Pluvial or Surface Water Flood Risk is generally considered to be 'Very Low' and the flood risk from artificial sources has also been assessed as very low.

6.39 It is important to note that the surface water management/drainage provision included in this Flood Risk Assessment demonstrates technical feasibility and further detailed drainage design works will be undertaken. It is simply a demonstration of a suitable and technically feasible design for the proposed development, based on the information available at present.

6.40 The report demonstrates that the proposed Development would be at a low risk of flooding. It also confirms that surface water run-off from the development could be drained sustainably, ensuring that flood risk is not increased elsewhere. It is anticipated that the information provided within this report would satisfy the requirements of the NPPF.

6.41 The overall conclusion of the report states that with careful design of the drainage elements as described above, no residual flood related risks will remain after the development has been completed. The building owner will be responsible for future maintenance of the onsite drainage services. This will ensure that the drainage system will always operate at its maximum efficiency.

Utility Services Strategy

6.42 A Utility Services Strategy has been prepared by Watermans. The Strategy provides information on the site's existing utility services, in and around the proposed development site and explains how this proposal could affect the supply in the short and long term.

6.43 The current utilities connections would all be temporarily affected in the short term during the construction of the proposal, however they should all return to normal operating functions and capacities after this time with no residual long term effects from the development of this site.

- 6.44 Existing electricity, gas, telecoms and water supplies are anticipated to have capacity to support the proposal during construction through to occupation.

Waste Management Strategy

- 6.45 A Servicing Strategy has been prepared by ICA in the Design and Access Statement which sets out how waste will be stored, collected and how refuse will maximise recycling potential within the development.
- 6.46 Detailed plans have been provided that demonstrate that the development, which is solely hotel floorspace, will have a dedicated waste store to its mezzanine level, accessed from the rear of the proposed building from Tivoli Street service area. The waste store will have committed marked zones for recycling containers of different types, with a total of 7 containers stored in the bin store. The bin store is easily accessible and is ventilated, and the refuse will be collected by a waste management company from Tivoli Street to the north of the site as per existing collection arrangements.
- 6.47 The strategy demonstrates that the proposed development would deal with waste in a way that meets Manchester City Councils standards.

Bat and Nesting Bird Survey

- 6.48 A Bat and Nesting Bird Survey has been prepared by Martin Prescott Environmental Services and submitted with this planning application. The Strategy provides information on the site's potential to be a home or foraging ground for bats and birds.
- 6.49 It is concluded within the report that no current or old evidence of roosting bats has been found on the site. It is also noted that it would be very unlikely that the development site would provide foraging ground or would support a maternity roost. There is also no evidence that the building is in use by nesting birds, however on the periphery of the site in vegetation, birds could roost or forage.
- 6.50 Invicta House was assessed to have very low potential for roosting bats or birds due to the good overall condition of the building and the fact that it has been continually occupied.
- 6.51 It is recommended within the report that work can commence with minimal risk to wildlife. It is noted that if more than 12 months elapses between the survey and work starting on site then another emergence survey must be undertaken. If works is to be carried out on site during nesting seasons (March-August) then care must be taken to avoid active nests. The proposed development will be carried out in accordance with the findings of the report.

Crime Impact Statement

- 6.52 A Crime Impact Statement has been prepared by Greater Manchester Police. The Statement explains how the proposed design may contribute to or mitigate against crime and anti-social behaviour. It is concluded that major design changes are not required for this project after being assessed using the principles of 'Crime Prevention Through Environmental Design' (CPTED), which was conducted to reveal any opportunities for crime and the fear of crime.
- 6.53 Section 3.3 of the report sets out recommendations for minor design elements which have been taken into account where possible, for example elements that need further consideration regarding small design amendments to mitigate crime and anti-social

behaviour. These include control of access, reception desk being staffed at all times, recessed area around entrance to vehicle elevator, Scott Place link, access of users, day/night time access into the building, reception controlled entrance doors, subdivision of floor space, servicing arrangement and bin stores and cyclist access to the building.

- 6.54 Further information about these minor elements to consider in regards to the proposals design are detailed within the Crime Impact Statement. The proposal was revised to take account of the recommendations at this stage that where practical.

Daylight/ Sunlight Impact Assessment

- 6.55 The Daylight/ Sunlight Impact Assessment that accompanies this planning application has been prepared by Gray Scanlan Hill. The report investigates and considers the daylight and sunlight relationship between the massing of the proposed scheme and the neighbouring buildings, concluding that no detailed scientific assessment of daylight and sunlight amenity needs to be undertaken in the context of the proposed scheme, on the basis that none of the windows within the neighbouring buildings that overlook the development land directly serve habitable rooms.
- 6.56 None of the neighbouring buildings' windows are sensitive to changes in sunlight and daylight, with all relying heavily on artificial and task lighting to function. Measures have been taken in the design of the proposed scheme to try and minimise/ reduce its impact on its surrounding environment, through the creation of localised terracing and setting back of the principle elevations of the proposed scheme within the site boundaries.
- 6.57 It is also noted that there are no obvious external public amenity spaces in the vicinity of the proposed development that would merit a sunlight hours or permanent shadowing assessment. Gray Scanlan Hill conclude that they see no technical justification as to why planning permission for the proposed scheme would be denied on the grounds of daylight and sunlight amenity.

Air Quality Assessment

- 6.58 An Air Quality Assessment has been prepared by Watermans. The assessment investigates the potential air quality impacts associated with the proposed hotel development at Invicta House considering both the construction and operation phases.
- 6.59 It notes that the site is located within an Air Quality Management Area declared by the Council for exceedances of the nitrogen dioxide objectives. The report states that during demolition and construction works if an appropriate mitigation plan is followed, as described within the report, then residual impacts are considered to be negligible.

Watermans determine that the proposed development does not conflict with the measures in the Council's Air Quality Action Plan, and is in conformity with planning policy.

An Appropriate Design

- 6.60 The Design and Access statement prepared by ICA provides detailed analysis of the design of the proposal, with key principles being summarised as follows;

- Retention of the existing historic Atkinson Street façade and partial retention of the gable wall to Scott Place noted as important and supported by Historic England.
- Installation of new 9 storey building behind the re-utilised Victorian elevations which reflects the size, scale and massing of neighbouring properties in Spinningfields and the Deansgate/ Peter Street Conservation Area. This was informed by policy and pre-application communications with Manchester City Council, Historic England and Allied London.
- An active ground floor frontage to Scott Place and Atkinson Street achieved through large window expanses to allow people to look out onto these streets.
- Creation of a striking building, sitting in juxtaposition to neighbouring buildings and its retained elevations through use of innovative materials and ornamentation that reflect the historic use of this site as a Silk factory.
- Retention of existing light and privacy amenity to neighbouring buildings as much as possible through design adaption. This is addressed through a stepped back seventh floor layout plan in relation to the other proposed floor plates.
- Overall, the design of the proposed development has been well thought out in response to the local context and is therefore appropriate.

A Sustainable Development

- 6.61 The NPPF establishes a presumption in favour of sustainable development at paragraph 14, and identifies three dimensions to sustainable development which the planning system must perform, these are: an economic role, a social role and an environmental role.

Economically Sustainable

- 6.62 The planning system should contribute to building a strong, responsive and competitive economy and, by ensuring sufficient land is available to support growth and innovation.
- 6.63 The proposed development of a hotel in this location will contribute to the wider Manchester City Centre economy. The scheme will assist in supporting a wide range of retail, leisure, tourism and business uses located within the City Centre and in close proximity to the site.
- 6.64 The development will ultimately support job creation both in the construction period and then from employment opportunities once the building is operational. Supporting the surrounding uses by providing extra visitor accommodation in this location will also help to maintain and potentially increase job opportunities in the surrounding area.

Socially Sustainable

- 6.65 The NPPF states that developments must support strong, vibrant and healthy communities, create high quality built environments and support a community's health, social and cultural well-being. The proposed scheme will fully contribute to this role of the planning system.

- 6.66 The development includes improvements to the retained early 20th Century façade to Atkinson Street contributing to the creation of a high quality built environment where people want to socialise and interact.
- 6.67 It will also provide an accessible location for the creation of jobs for those working within the construction phase and within the hotel operation itself upon completion.
- 6.68 The location of the proposed development will bring together two distinct areas of Deansgate and Spinningfields, creating an enhanced destination for business visitors and employees alike.

Environmentally Sustainable

- 6.69 The proposed development contributes to the environmental role the planning system must play by providing a sustainable development in a sustainable location, enhancing the built and historic environment while minimising waste and pollution.
- 6.70 The proposed development includes cycle parking provision for staff. The cycle parking promotes the use of passive transport modes and will help to encourage where possible the uptake of other transport means to reach Invicta House. The site is also sustainably located close to existing public car parks, public transport links and is accessible by foot from a large number of existing facilities.
- 6.71 The building will be a landmark design of high quality design standards, limiting its impact on climate change and the environment.

7.0 Conclusion

- 7.1 This Planning Statement has been written on behalf of Henry Boot Developments and KE Hotels in support of a detailed planning application for a proposed hotel development at Invicta House, including the retention and refurbishment of the façade of the original Invicta House building on Atkinson Street alongside an aspect of the Scott Place return elevation.
- 7.2 The proposed development is in full accordance with Manchester City Council's planning policies and will support the principles of the area, also being in accordance with national planning policies.
- 7.3 There will be no adverse impacts as a result of the proposed development, on the contrary, the proposed hotel development at Invicta House will provide the following benefits to Spinningfields, Deansgate and Manchester City Centre as a whole:
- The proposed building will be an attractive development in an architecturally diverse area, creating an eye-catching addition to the wider Spinningfields area, further enhancing the aesthetics of the area, providing a landmark design behind the elevation retention scheme contributing to its role within the Deansgate/Peter Street Conservation Areas;
 - The proposed development of a hotel in this location will contribute to the wider Manchester City Centre economy. The scheme will assist in supporting a wide range of retail, leisure, tourism and business uses located within the City Centre and in close proximity to the site;
 - It has also been demonstrated that the proposed scheme will bring economic benefits to the area, through the provision of additional jobs;
 - The site will maintain and provide additional hotel floorspace, in a sustainable location well served by public transport and is easily accessible on foot and will encourage other non-car modes of transport.
 - The site will respect and enhance the Conservation Area and Listed Building it neighbours by retaining and restoring the original 1900's façade.
- 7.4 The proposed development represents a sustainable development in a sustainable location which will fulfil the economic, social and environmental roles of the planning system. Furthermore, the application is in accordance with local and national planning policies, and as such, in accordance with paragraph 14 of the NPPF, the application should be approved without delay.

APPENDIX 1:

COMPLIANCE WITH LOCAL PLAN POLICIES

Manchester City Council Core Strategy 2012

Policy ref	Policy description	Demonstration of compliance
SP1 Spatial Principles	To ensure that strategic development of Manchester up to 2027 helps to create a regional centre focusing on economic and commercial development, retail, leisure and cultural activity, alongside high quality city living. This also encompasses creating well designed places that enhance or create character and protect and enhance the built environment with access to jobs being in sustainable locations.	The proposal responds to these points by being in the key commercial and business district of Spinningfields off Deansgate which has many sustainable infrastructure options available. The retention of the façade will maintain and enhance the character of the area and protect the built environment. This Site will be redeveloped as a hotel that will help support not only employment uses but also the retail, cultural and tourism facilities that are located in the City Centre.
EC1 Employment and Economic Growth in Manchester	The Council will support other significant contributors to economic growth and productivity including health, education, retailing, cultural and tourism facilities, and other employment generating uses mainly in the City Centre	This Site will be redeveloped as a hotel that will help support not only employment uses but also the retail, cultural and tourism facilities that are located in the City Centre.
EC3 The Regional Centre	To establish that within the Regional Centre development for employment generating uses including offices and commercial development will be encouraged. The Regional Centre is an appropriate location for large scale leisure uses	The redevelopment of the site as a hotel will help support the ongoing growth of the Regional Centre.
CC1 Primary Economic Development Focus: City Centre and Fringe	To ensure 33ha of economic and office or similar employment space is provided to sustain strategic economic growth.	This Site is noted to be in Spinningfields and Granada land area for development and will provide a use that will help support the growth of the area and the wider City Centre.
CC4 Visitors – Tourism, Culture and Leisure	The City Centre will be the focus for culture and leisure in the City Region. New hotel development which contributes to the quality of the City Centre hotel offer will be supported.	The proposals provide an additional 145 high quality guestrooms that will contribute towards the existing offer within the City Centre.
CC6 High Density	To ensure that development will be high-density and in a location where land can be used to maximised its efficiency as long	This proposal sees the use of a brownfield site, which will see the extension of floor space vertically through the inclusion of a new 9

	as its scale, massing and height respond to that elsewhere in the City and its context.	storey building behind a reused historical façade
CC9 Design and Heritage	To ensure that the design of new buildings is of the highest standards possible when considering appearance and function, all the while paying attention to heritage areas and assets by preserving and enhancing them. Mixed use developments must consider form, function and access.	The proposed Site encompasses a new building behind the elevation retention of 9 storeys. The materials used as explained in the 'Appropriate Design' section and the Design and Access Statement are of the highest quality.
CC10 A Place for Everyone	To ensure that the City Centre will develop as a location which appeals to a wide range of visitors through the promotion of high standards of accessibility to buildings.	This development will be accessible to all and meet Building Regulation requirements.
EN1 Design Principles and Strategic Character Areas	All development in Manchester, in this case the City Centre Character Area, needs to follow the seven principles of urban design as stated in the NPPF and also have regard to that areas qualities. The historic context must be respected and landmark buildings which contribute positively to the experience of all at street level are encouraged.	The proposal responds to this well by retaining and reutilising the façade of the old Silk Works while creating a landmark building. The materials used also respect the historic façade and the neighbouring Grade II Former County Courts. This is supported by Historic England.
EN2 Tall Buildings	To ensure buildings that are substantially taller than their neighbours and significantly change the skyline are; of excellent design quality, are appropriately located, contribute to landmark and place making and bring regeneration benefits.	The proposal will be of 9 storeys which is of similar scale to recent developments that surround it in Spinningfields and on Deansgate. Its distinctive material palette, design and retention of some facades promote it as a landmark building with regenerative properties on what could be considered at present a commercial side street.
EN 3 Heritage	To ensure that where new developments are proposed they must be designed so as to support the council in the preservation and enhancement of the historic environment, character, setting and accessibility of acknowledged areas and buildings of importance. Proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent	The proposals respond to these important points in Policy EN3 by retaining the façade on Atkinson Street which directly responds to the historic features of the Former County Courts that neighbour it, protecting this historic area to the East of the Spinningfields development. The development also supports the wider regeneration of the Deansgate/Peter Street

	with the significance of the heritage asset.	Conservation Area and the wider Spinningfields area.
DM1 Development Management	To ensure that all development has regard to specific issues for which more detailed guidance may be given within a supplementary planning document.	This proposal has considered all the points mentioned in this policy and is submitted with the relevant supporting documents as aforementioned in this statement in section 1.0 Introduction.

Manchester City Council Extant Unitary Development Policies

Policy ref	Policy description	Demonstration of compliance
RC20 Small Area Proposals	To protect the character and activities within these designated small areas. In the instance of this site it lies in Area 25 Bridge Street/Deansgate/Quay Street/River Irwell. Due to the amount of public buildings in the area, development that relate to their function and support them are encouraged.	The site directly contributes and is consistent with the surrounding context and continues the tradition of innovation and variety of use classes. The hotel space will directly contribute to sustaining the buildings and their functions.

Manchester City Council – Guide to Development in Manchester SPD April 2007

Guidance title	Guidance description	Demonstration of compliance
Design should respect and be informed by location	New developments should be high quality and reflect their purpose and respect the place in which they are located.	The proposal is high quality in design form and in material palette and directly reflects dialogue with Historic England to ensure the portion of retained elevations is dealt with in the best possible way and the new building design respects the conservation area.
Design and function	There should be no conflict between the aesthetics and ergonomics of the buildings visual and physical form presenting an aesthetically pleasing building that is also functional.	This building is a new structure sat behind portions of the historic Atkinson Street and Scott Place so therefore retains a visually appealing Victorian street scape in part with a modern hotel behind reflecting the local requirement for such a development.
The City's heritage is an asset	Buildings and areas of architectural and historic importance together with their setting should be preserved and enhanced. New developments	This building keeps a portion of the original structure preserved while allowing for development to take place behind it on the tight city centre plot. The

	should acknowledge the character of these areas and will only be acceptable if they preserve or enhance the special nature of these varied parts of the City.	proposal is backed by Historic England.
Development should help to sustain local neighbourhoods	New development should enliven neighbourhoods and sustain local facilities. The layout of the scheme and the design, scale, massing and orientation of its buildings should achieve a unified urban form which blends in with, and links to, adjacent areas.	The proposal for a hotel within this new development over an increased amount of floors and floor space responds directly to the uses in the area. Its mass helps the area retain a tight urban grain within the area.
Areas of change should promote a sense of place	New developments should contribute positively to a place's identity. It should provide a smooth transition between different development forms, and styles and integration will be a key factor in the determination of planning submissions.	The retention of a portion of the original Invicta House elevations assists in a smooth transition between the building and its neighbours. The new material palette of the structure behind the Victorian elevation reflects this also. The modern building behind the original elevation will respond directly to the similar styles seen in Spinningfields.
Buildings should front onto streets	New developments should present their main face and pedestrian entrance to the adjacent main street, to contribute to its vitality and interest. Windows and entrances should ensure that the street is overlooked to promote informal surveillance. Large areas of car parking and servicing should be situated to the rear, side of, or beneath the building, with clear safe accessible footways leading to the main door.	The main pedestrian entrance for the development is off Scott Place which is the main pedestrian access to this building and beyond to Spinningfields. There floor to ceiling windows proposed to each side of the building which overlook Atkinson Street, Tivoli Street and Scott Place assisting passive surveillance in the area.
Buildings should relate well to each other	The scale, position and external appearance of new buildings should respect their setting and relationship to adjacent buildings. New buildings should recognise the common building line created by the front face of the adjacent buildings.	The new portion of this building is set back by roughly 3m to allow the existing building line of the preserved Atkinson Street and Scott Place elevations to be respected, maintaining the common building line. The 9 storeys proposed from the new build matches the height of the 7 storey, 1 Scott Place, 1 Hardman Street building neighbouring the site.
Building height should be carefully considered	New developments must be of an appropriate height having regard to location, character of	The height, as aforementioned, responds directly to neighbouring buildings with the design being directly influenced

	the area and specific site circumstances and local effects.	by meetings with Historic England and dialogue with Allied London.
Site boundaries and treatment should contribute to the street scene	New developments should maintain boundary treatments such as walls and railings to maintain the enclosure of the street, reinforce the building line and contribute to the quality of the environment.	The retained walls and new elevations proposed to Scott Place and Tivoli Street help to maintain the enclosure of Scott Place in particular keeping a vertical emphasis on the Atkinson Street elevation that reinforces the building line.
Developments should enhance existing vistas and create new ones	New developments should encourage; -Primary faces to buildings that lead the eye along important vistas. -Views to existing buildings should be enhanced.	The height of the new building leads the eye to the taller structures within Spinningfields developments while respecting the views of Sunlight House and The Courthouse within the conservation areas, through the seventh floor being set back.
Strong corners are important landmarks	New developments should help to create visual interest, enliven the streetscape and contribute to the identity of an area. They should help navigation of people around an area, through using interesting windows, entrance doors or ornamentation.	The proposal with its use of distressed weathered materials set against the preserved Atkinson Street and partial Scott Place facades helps to make this building individual in design assisting in shaping it into a strong corner building.
The impact of car parking areas should be minimised	New developments will carefully consider the amount of parking they require in an effort to reduce the reliance on cars. This will be done through appropriately placed developments in sustainable locations, through incorporating cycle parking and other measures.	The new development will have no parking but will include a bicycle storage facility for staff. It is also located within Manchester city centre which has ample passive transport modes available as detailed in the Transport Statement.
Travel Plans	For new developers travel plans containing options for reducing reliance on cars and promoting other methods of transport should be considered and produced.	A Travel Plan detailing such items is provided alongside this application.
Vehicular access including servicing	New developments should have regard to the local traffic and transport network in relation to servicing. This should influence the design of the building to allow for safe servicing and also to acknowledge when pick ups will be to ensure neighbours amenity is unaffected.	The proposal for Invicta House has incorporated servicing arrangements within its design. Refuse and recycling will be picked up from Tivoli Street after being transferred from the storage area to the rear of the building.
New developments should be easy to maintain and adapt	New developments should be flexible so that as needs and requirements change over time and new users and functions	This proposal promotion of passive transport measures such as the cycle store also assist the hotel in being a building which

	take over, it should not have to be redeveloped again in a relatively short period.	can be sustainable for future use, alongside being in an area with ample accessible public transport.
Infill developments should enhance the character of the area	New developments on infill sites should respect the existing scale, appearance, grain and mix of uses to make a positive contribution to the quality and character of the area.	The new building will reflect the scale of developments that have taken place on surrounding sites. The proposals make a positive contribution to the conservation area and surrounding streetscene.
New developments should maximise access for disabled people	New development should consider the access for disabled people with inclusive design methods implemented where possible. The design should match details provided in Design for Access 2 manual.	The proposal maximises every opportunity to create an intuitive and accessible environment for all. This follows the written guidance as given in the Design for Access 2 manual.
The impact of development on the global environment should be reduced	New development should consider methods to conserve energy consumption and increase the use of passive energy forms. New developments should also be located in positions where there are ample public transport options.	This development is situated in the city centre where there are ample public transport options available that have capacity to take higher passenger loads. This proposal is targeted BREEAM Very Good.
Provision for refuse and recycling	New developments need to consider where waste will be stored and how it will be accessed in terms of pick ups being fully integrated into the design.	Invicta House has an integrated refuse storage area to the rear of the new building where bins will be stored and then wheeled out to Tivoli Street for weekly pick ups.
Water Management and Weather Resilience	New developments should seek to use water efficiently, through specification of water efficient devices and through the use of rainwater harvesting and grey water recycling.	See Sustainability information.
Construction Management	Building materials in new developments should be environmentally friendly wherever possible, encouraging the use of recycled building materials where are also energy efficient. Site waste management plans should also be implemented.	This building will be BREEAM very good rated and will have a site waste management plan implemented which will track material usage and recycling of offcuts etc.