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Dear Jennifer,

Viadux, Albion Street, Manchester – Application for Amendment (Section 19) to Listed Building Consent Ref (127365/LO/2020):

Please find enclosed an application under Section 19 of the Planning (Listed Buildings and Conservation Areas) Act 1990 for Non-Material Amendments (“NMA”) to Listed Building Consent (127365/LO/2020) for a mixed-use residential and commercial development at the former Bauer Millet car showroom on Albion Street and Great Bridgewater Street in Manchester city centre.

The applicant is Ask Central Ltd (“the Applicant”). Ask Central Ltd is a joint venture comprising Ask Real Estate, Salboy, and Domis. The joint venture brings together the complementary expertise of the partners, who each have an excellent track record delivering heritage-led regeneration, commercial and residential development, and complex construction projects in the Regional Centre.

The Viadux development was originally approved in 2017, under Planning Permission 115871/FO/2017. Since implementing the planning permission in March 2020, the applicant has been working in close consultation with the City Council to develop the detailed RIBA Stage 4 designs for the development. Non-Material and Minor-Material Amendments, together with full planning permission for a new staircase arrangement were approved by the City Council during 2020 (as detailed below). Further detailed design was undertaken in late 2020 and now requires some further non-material amendments to the approved development. These amendments are detailed within this letter.

Scope of Application

Through detailed design works, there are now some further amendments to be made.

This application seeks planning approval for amendments, which will result in a development that is substantively unchanged from the latest approved plans.

This application seeks approval for:

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“Amendments under Section 19 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to the approved drawings as detailed in Conditions 2, 5, 6, 8, 9 and 10 of Listed Building Consent Ref 127365/LO/2020.”

The application is being submitted concurrently with two other applications, for:

- Non-material amendments to the approved drawings as detailed in Conditions 2, 21, 24, 25, 29, 30, 31, 32 and 36 of Planning Permission Ref 126868/JO/2020; and
- Non-material amendments to the approved drawings as detailed in Condition 3 of Planning Permission Ref 127260/FO/2020 for the revised staircase arrangement.

Together, these applications will comprise a comprehensive and consistent set of drawings for delivery of the project.

The Site

The Viadux development is located in Manchester City Centre and is bound by the Grade II* Listed former Manchester Central Railway Station (now Manchester Central Convention Centre) to the north, Albion Street to the east, the rear service courtyard to Beetham Tower to the west and the Deansgate-Castlefield Metrolink station and Deansgate Locks to the south.

Viadux is a high-profile development that will signify a key arrival point into the southern part of the City Centre. It also sits at a pivotal location in the context of the City Centre’s economic growth and regeneration strategies. Viadux lies at the juncture between established commercial districts including: the Central Business District, St Peter’s Square, the Conference Quarter and Spinningfields; established regeneration initiatives within the Oxford Road Corridor and First Street; and more recent regeneration areas that are gathering momentum, most notably the new city neighbourhood and centre for culture, enterprise and innovation being created at St John’s, the Knott Mill masterplan area, and the emerging Great Jackson Street neighbourhood which is anchored by the near completed Deansgate Square.

Planning History

Planning Permission Ref. 115871/FO/2017 was granted on 27 July 2017 for:

“Erection of a 40 storey building to form 375 residential apartments (Use Class C3a) and the erection of a 14 storey building for form offices (Use Class B1) (31,756 sqm) together with ground floor commercial space (Use Class A1, A3 or A4) (1010 sqm) with associated enclosed service yard, public realm including staircase and lift to connect with viaduct, car and le [sic] parking, landscaping and other associated works.”

A Non-Material Amendment under Section 96A to the Planning Permission was approved by the Planning Authority on 26 March 2020, which altered the wording on some conditions attached to the consent.

The Planning Permission was lawfully implemented on 26 March 2020.

A Minor Material Amendment under Section 73 of the Town and Country Planning Act 1990 to this Planning Permission was granted on 20 August 2020 (Ref. 126868/JO/2020) for the following description of development:

“Variation of planning conditions 2, 3, 21, 24, 25, 29, 30, 31, 32, 36 and 38 of planning permission 115871/FO/2017 (amended by 126604/NMC/2020) to allow for a reduction in overall height of the building by 2.5 metres, changes to the number and type of structural interventions into the listed arches, modification and alteration to the bridge over Great Bridgewater Street, alterations to the ground floor layout including enlargement of residents lobby together with re-location of the cycle store and reduction in car parking, alterations to the upper floor layout to remove 3 bedroom apartments and elevational alterations to main facade of the residential tower to modify the fin arrangement together with alteration to the podium with the introduction of perforated panels.”

Listed Building Consent (Ref. 126869/LO/2020) was granted on 20 August 2020 for all interventions to the Grade II Listed Castlefield Viaduct required to deliver the amended proposals:

“Listed Building Consent for alterations to viaduct structure including insertion of columns and circulation cores, creation of shop fronts to Great Bridgewater Street, stair case to Great Bridgewater Street and alteration and removal of cast iron ribs to Great Bridgewater Street bridge in association with the erection of a 40 storey building to form 375 residential apartments (Use Class C3a) and the erection of a 14 storey building for form offices (Use Class B1) (31,756 sqm) together with ground floor commercial space (Use Class A1, A3 or A4) (1010 sqm) with associated enclosed service yard, public realm including car and cycle parking, landscaping and other associated works”.

Full Planning Permission (127260/FO/2020) was granted pursuant to the main consent on 28 October 2020 for:

“Erection of a staircase and lift linking Great Bridgewater Street to the Castlefield Viaduct, construction of a new residential entrance on Great Bridgewater Street, lobby and amenity space within the viaduct, landscaping and associated works.”

Pre-application Consultation

The approved development on the site was subject to a comprehensive process of public and stakeholder engagement, including engagement with Historic England, Places Matter design review, the Environment Agency, Greater Manchester Police, local businesses, residents, and local Ward Councillors.

The amendments sought in this application, and the two applications submitted in tandem with it (NMA to Planning Permission Ref 126868/JO/2020 and NMA to Planning Permission Ref 127260/FO/2020) for the revised staircase arrangement - have been subject to detailed consultation with the Local Planning Authority between October and December 2020. It was agreed in those consultations that the proposed amendments should be progressed as a NMA to the planning permission.

Proposed Amendments

The principle changes sought are located on the ground and podium levels, while there are also proposed changes to the openings at Great Bridgewater Street.

Changes to Internal Layout

Ground Floor & Inclusion of Swimming Pool

The approved plans show a residents' lobby and amenity space with commercial units while the rear of the arches is given over to back-of-house.

In the proposed layout, the western-most commercial unit becomes extended amenity space and the back of house area within the arches becomes a leisure area with a swimming pool, jacuzzi, sauna and steam room for residents. The two eastern retail units remain unchanged. This new layout enhances the amenity offer of the scheme in providing a residents' lounge and opens-up more of the listed arches, previously lost to back-of-house, whilst retaining activity along Great Bridgewater Street. The amenity space will be open to the public as well as residents and replaces retail unit 1.

The cycle room has been reconfigured to accommodate 288 standard double stacked cycle racks and 87 Brompton lockers. Access to the cycle store has been reviewed and repositioned to allow an improved direct connection from Albion Street. Direct access is provided to and from the cycle store via the residents' reception and main core.

There have been further design developments of various back of house functions:

- Addition of a parcel store, cardboard store and staff office.
- Addition of a large parcel store to deliveries from Trafford Street.
- Change of the ramp to a small platform lift for disabled access and servicing as required.

Level 01 & Mezzanine (Viaduct Level)

An enlarged residents' lounge and media room has been relocated from the ground floor to the level 01 mezzanine above the secondary residents' entrance at viaduct level.

Other changes to the Level 01 layout include:

- The secondary entrance at level 01 has been developed further to provide a direct lobbied escape route for the main core.
- Change from swing gates to a sliding gate for the service yard access route and the façade fins have been removed to provide the necessary zone or pocket.
- Enlarged residential refuse store to reduce the frequency of collections.
- Opaque glazed panels added to the North Elevation corner to visually improve the interface with the service yard façade.
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Level 02 (Podium Level)

It is proposed that the gym is extended outwards by approximately two meters into the residents' garden. The inclusion of an additional external double door which opens from the gym into the residents' garden will improve the function spatially in improving connections with the garden. This means that there is a minor uplift in gym floorspace which will provide enhanced amenity to residents.

The roof to the gym extension provides a suitable zone for the building maintenance unit to cradle to land safety in case of an emergency.

Change to floorspace

The amendments listed above have resulted in the following GIA changes:

- The residents' amenity provision has increased from 653 sqm to 1,495 sqm GIA.
- The commercial (retail) has reduced from 953 sqm to 627 sqm GIA; however, the residential amenity extended in approved commercial unit 1 will be open to the public and substantively fulfil the same function as approved.

Changes to Façade

Openings onto Great Bridgewater Street

The approved plans show give enlarged openings of the viaduct to Great Bridgewater Street with entrance canopies.

The plans within the accompanying Design Addendum (10053-MP-A-B5D9-RP-NMA-001) illustrate the omission of two of the enlarged viaduct openings onto Great Bridgewater Street which do not form entrances. These openings front the residents' lounge and are located adjacent to the repositioned entrance, forming a group of 3 existing sized openings.

Architecturally, the revised approach sets a natural hierarchy along Great Bridgewater Street, giving emphasis to the entrances to the building. Canopies will be incorporated above each of the entrances along Great Bridgewater Street (reflecting the approved design of the residential entrance) to signpost and encourage footfall down Great Bridgewater Street. The canopies will incorporate lighting to illuminate the entrances at night-time to provide additional emphasis, security and ease of surveillance. This reflects the approved design of the residential entrance. Internally, retaining the existing arches and exposed brickwork provides a more intimate space as a contrast to the adjacent reception and lounge bar spaces which also front Great Bridgewater Street.

From a heritage perspective, the revised approach retains more of the listed fabric and enhances the visual connection to the arches on the opposite side of Great Bridgewater Street.

Viaduct Level

New balustrades will be incorporated into the inside faces of the Manchester Central bridges over Great Bridgewater Street. In summary, these include:

- North and South Elevation infill brickwork has been extended to form a brick balustrade. Visually this provides a continuation of the existing brick balustrade to the viaduct from Watson Street and connects both elevations of Great Bridgewater Street.
- The internal faces of the access bridges over Great Bridgewater Street have been detailed to reflect the historic metal panelled balustrades which are integral part of the historic language of the viaduct.
- Further historical reference is made through the provision of a horizontal brickwork course which has been inserted in alignment with the underside or base of the metal panelled balustrades. This

visually connect the brickwork to both sides of Great Bridgewater Street and reinforces the horizontal language of the viaduct

Public Realm

Level 01 (Viaduct Level)

The following amendments are proposed to the public realm to be created on top of the viaduct:

- Large planters relocated from the parapet edge of the viaduct to adjacent to create a protective edge along the service road.
- Kerb alignment adjusted to accommodate vehicle tracking on the service road.
- Service road material changed from setts to tarmac as a result of concerns regarding water ingress and consequent damage to listed structure.
- Total number of trees across the scheme reduced from 54 on the original consented scheme to 47. Numbers are rationalised by concerns over loading on the listed structure. Additionally, trees positions have been adjusted to align with viaduct abutments to minimise loading impact. The proposals retain a transformative amount of planting from the existing situation, which incorporates no trees.
- 2 metre maintenance strips introduced to building elevations for facade maintenance. Planter positions adjusted to accommodate this and maintain functionality of adjacent spaces.
- Climbing plants / green wall modules removed from building facade to allow facade maintenance.
- Barrier provided to section of service road near junction to prevent vehicles damaging or falling from viaduct parapet wall.

Level 02 (Podium Level)

The following amendments are proposed to the residents' amenity space created on top of the service yard podium:

- *Hardworks surface to building threshold pulled back to accommodate extension of the gym. Associated trees, planters and furniture along building facade adjusted to coordinate with the gym extension.*
- *Planters and furniture removed from the parapet edges.*

Miscellaneous Changes

The amendments include the following miscellaneous design changes, which arise from continued detailed design development.

Demolition

- Some minor amends to demolition plans where additional masonry walls are to be replaced (infill elements as opposed to the original structure).

Brickwork

- The brickwork pier and stone coping which originally stepped up to the Great Bridgewater Street bridge has been lowered.
- An area of contemporary blockwork infill to a small arch of the viaduct on the West Elevation will be carefully removed. This will be replaced with red brickwork to match the adjacent infilled arches.

Ventilation

- The automatic opening vent (AOV) panel to the West Elevation has changed to ensure adequate ventilation is provided in line with fire strategy.

Effect on the Proposed Development

The proposed amendments result in a development that is substantively unchanged from that approved. These changes have been considered by the team who have undertaken technical assessments and concluded that the proposed amendments do not impact upon the conclusions of the approved technical assessments or Environmental Impact Assessment.

Potentially affected assessments area summarised below and considered in more detail in the submitted technical notes.

M&E

In terms of M&E, it is intended that the humidity of the pool is kept towards the lower end of recommended levels in order to reduce the effect on the listed bricks within the basement area. In order to limit the physical impact on the listed brick arches, the ventilation system will utilise the void infill sections between the top of the arch and the existing brick columns.

The ventilation system for the pool has not yet been designed; however, it is not anticipated that the scheme will have a significant impact on the overall carbon emissions of the scheme. The detailed ventilation system will be developed with reference to internal surveys as recommended by Heritage Architecture to protect the heritage asset.

Heritage

The submitted Heritage Technical Note, prepared by Heritage Architecture, confirms that the proposed amendments do not result in any additional loss of historic fabric.

The pool and associated wet facilities would be physically segregated from the listed structure. They will result in demonstrable change to the ground disturbance and to the general humidity conditions within the arches. To mitigate this, protective sheeting is to be fixed around the brick piers. While this will require a degree of intervention (i.e. fixing into mortar); it is considered this will result in no material change to existing fabric, taking into consideration the extant application has already proposed to rake out and reinstate mortar as part of the redevelopment of the Viadux Site. Heritage Architecture recommend a detailed methodology statement and annual monitoring be carried out to ensure that moisture is not trapped behind the protective sheeting.

Heritage Architecture conclude that the nature of the changes will not cause any additional significant effects upon the listed historic fabric and will ensure the listed structure is preserved for future generations.

The revised approach will open-up more of the arches to active use (previously given over to back-of-house and plant) and the openings on Great Bridgewater Street will reduce the level of intervention on the listed structure.

Archaeology

Although the inclusion of a swimming pool does require significant ground-breaking works, these will entirely be within the area subject to full archaeological excavation as per the agreed Written Scheme of Investigation (WSI) submitted by Salford Archaeology in 2020.

This excavation is currently scheduled to commence in January 2021, and will remove all archaeological remains within the footprint of the proposed swimming pool. The nature of this amendment will therefore not cause any additional significant effects and, as a result, the conclusions of EIA deliverables in the original application remain the same with no further work required.

Wind

The proposed amendments are expected to have minimal impact to the wind conditions within this area, as explained by the accompanying Wind Technical Note prepared by ArcAero. The new protruding corners around the extended gym will create some localised acceleration of wind, but conditions are still expected to be suitable for at least strolling. It is anticipated that a planning condition could be applied to undertake a validation exercise prior to the development coming into use.

Visual Impact and design

The proposals will have a minimal impact on the external appearance of the building. Amendments to the Great Bridgewater Street frontage will be beneficial to the streetscene.

It is considered therefore that the proposed amendments can be considered non-material to the determination of the planning permission.

Application Documentation

In addition to this Covering Letter and the Application Form, the application is further supported by the following documents and plans:

- Viadux NMA Design Addendum (10053-MP-A-B5D9-RP-NMA-001) prepared by SimpsonHaugh & Partners;
- Updated architectural drawings, prepared by SimpsonHaugh & Partners;
- Updated landscape drawings and schedule of amendments, prepared by Planit;

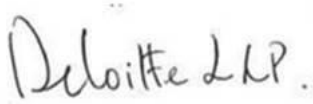
- Technical notes which confirm that the proposed changes of the NMA application do not have a material impact on the approved development in respect of the following disciplines:
 - Wind Microclimate, prepared by Architectural Aero;
 - Heritage, prepared by Heritage Architecture;
 - Archaeology, prepared by Salford Archaeology;
 - Mechanical and Electrical, prepared by Ridge; and
 - Construction, prepared by Domis

Application Submission

No payment is required for this application which has been submitted via the Planning Portal. I would be grateful if you could please confirm receipt of the application.

We would be grateful if you could notify us of validation of the Application and please do not hesitate to contact me or my colleagues Niall Alcock (0161 455 6787 / nalcock@deloitte.co.uk) and Joe McElhone (0161 455 6994 / joemcelhone@deloitte.co.uk).

Yours sincerely

A handwritten signature in dark ink that reads "Deloitte LLP." The signature is written in a cursive, slightly stylized font.

Deloitte LLP

Encs.