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Our ref One Marsden Street

2nd November 2020

Dear Sir/Madam,

Amended
One Marsden Street, Manchester
Application for Planning Permission for Installation of 3no. Roller Shutters to Ground Floor

I write on behalf of our client, Aberdeen Standard Investments, to seek full planning permission for the installation of 3no. roller shutters to the ground floor of One Marsden Street, Manchester ('the site').

An application has been submitted today via the Planning Portal (ref: PP-09216146) which comprises of the following documents:

- Application form and certificates;
- Location Plan and Block Plan 427-019
- Existing and Proposed Elevations 427-020**B**
- Ground Floor Plan and Shutter Detail 427-021**D**

The application fee of £234.00 was paid via the Planning Portal.

The appropriate notice has been served on Manchester City Council Highways Department as the proposed development over sails the adjacent pavements.

Application Site and Context
The application site consists of a modern purpose built office block within the traditional office core of Manchester City Centre. The building has been recently refurbished throughout and now offers modern open plan office accommodation across 12 storeys along with a ground floor reception and retail/service units. The site is bounded by Marsden Street to the south, Sussex Street to the east, Pall Mall to the west and Kent Street to the north. The surrounding area comprises of predominantly commercial uses including offices, food and beverage uses, retail, services and civic uses.

The primary access to the building is from Marsden Street with car park accesses to Kent Street and Sussex Street and emergency exits/fire doors to Marsden Street and Kent Street and a second access to the ground floor retail unit onto Pall Mall. An Electricity Northwest substation is located on the ground floor of the building at the corner of Sussex Street and Marsden Street with a dedicated access door for maintained and servicing.

The application site comprises of three recessed emergency escape doors, shown as A, B and C on the plans submitted in support of this application.

Proposed Development
The applicant proposes installing three roller shutter doors to fire escape doors leading onto Marsden Street and Kent Street and to the doors to the substation on Sussex Street.

The building benefits from a main entrance to Marsden Street, vehicular entrances to Kent Street and Sussex street and a number of emergency exit only doors to Kent Street (Door A) and Marsden Street (Door C). The Electricity Northwest substation on the corner of Marsden and Sussex Street is accessed by double doors to Sussex Street (Door B). Doors A, B and C are recessed from the main elevation to each street, leaving a void area. Each void area is only sufficiently high to accommodate the door which is accommodates with no additional headroom.

The recessed areas offer limited scope for natural surveillance, being dark, recessed and located on streets with limited passing pedestrian or vehicle traffic particularly at night. As a result, these locations have in recent years been regularly used as a toilet, fly tipping and generally misused, creating a hygiene and safety hazard for building users and members of the public. The blocking of the outward opening doors due to fly tipping presents a serious safety hazard by blocking a key means of emergency escape from the building.

As such, the applicant proposes installing automatic roller shutters to the external elevation of each of the three doorways to ensure the fire doors remain unobstructed at all times. While the installation of roller shutters will not prevent the shutters becoming obstructed, if they were to become blocked, it would become immediately apparent and removed. Furthermore, as roller shutter doors open upwards rather than swinging outwards, any blockage would be unlikely to prevent the shutter opening whereas a blockage in front of an outward opening door may prevent the door opening at all.

As set out in the plans submitted in support of this application, all roller shutters will be 'Perforated Lath', supplied by Bolton Gate Company. The shutters will offer some visibility through fabric while maintaining a secure environment inside when closed. Shutters will be controlled automatically in the case of an emergency in addition to being fob or keypad controlled.

Following discussions with Officers of Manchester City Council's Planning Department, an amended scheme has been prepared in which the role shutter housing will be installed above the door frame. At Locations A and B the roller shutter box will be installed behind the cladding while at Location C will be recessed into the doorway to allow a reveal of existing building materials.

Planning Policy and Appraisal
The development plan for Manchester consists of the Core Strategy Development Plan Document (2012) and the retained policies of the Unitary Development Plan (1995) ('the UDP'). The development plan is supported by a policy map which sets out the extent of spatial policies in Manchester. The policy map shows the site to fall within the Upper King Street Conservation Area, the City Centre and the Regional Centre as set out in the Core Strategy.

Core Strategy Policy CC 9 Design and Heritage is predominantly focussed on the design and impact of new buildings however the policy requires that all development should '*preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments*'. Policy EN 3 Heritage provides further policy in relation to the impact of new development on heritage assets including the re-use of heritage assets such as listed buildings. The proposed development relates to small scale development on a modern office building. While the proposed development is located in a Conservation Area, it is not considered that the proposals will materially impact the appearance of the Conservation Area or the setting of any heritage assets. The housing of the roller shutters will, where possible, be recessed into the building fabric above the doorway and where this is not possible (Location C) the boxing will be recessed behind the main elevation line of the building.

The application site falls within RC20 Area 7 The Financial Core within which the Council will seek to retain and support the ongoing use of the area as a key office destination within the city and the wider region. UDP Policy 14

sets out that it is primarily related to retail premises however policies DC14.3 and DC14.4 can be considered relevant to the proposed development as it sets out that roller shutters should not be of solid construction and that the housing should not protrude beyond the facia 'wherever possible'. As set out above, following discussions with Officers, the scheme has been amended so that the shutter boxes are located above the doorframe behind the cladding of the building or are recessed into the doorway itself. In addition, the shutters are perforated and not solid.

Conclusion

The proposed development relates to the installation of roller shutters at three doors of One Marsden Street, a modern office building located within the traditional office core of Manchester City Centre. The three doors; two fire doors and one double access door to an Electricity Northwest substation, are recessed from the principle elevation of the buildings and are outward opening doors to comply with building regulations. As the doors are recessed, the void areas created are not easily monitored and are often used for fly tipping or and are often used as toilets. Both activities present a risk to the occupiers of the building by blocking means of escape and a hygiene risk.

The proposed roller shutters have been designed to present limited visual impact on the surrounding area and are a perforated lath design, allowing visibility through the shutters. The housing will not protrude from the building. The proposed development is not anticipated to present a detrimental impact on the Upper King Street Conservation Area and is complies with the policies of the development plan.

I trust the information provided in this application is sufficient however should you require any further information, please do not hesitate to contact me.

Yours faithfully,



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