



Corn Exchange – Central Atrium Unit
Design, Access, Planning and Heritage
Statement

September 2020

Contents

1	Introduction	3
2	Site Location and Context	4
3	Proposals	6
4	Planning Policy and Site Specific Considerations	9
5	Conclusion	15

1 Introduction

Introduction

- 1.1 This Design, Access, Planning and Heritage Statement has been prepared by Deloitte Real Estate in support of applications for Planning Permission and Listed Building Consent concerning the installation of a bar unit within Unit 18 ("the Central Atrium Unit") of the Corn Exchange.
- 1.2 This would be considered a Sui Generis use under the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 which came into force on 1 September 2020.
- 1.3 The Applicant is JP Morgan (Europe) Ltd ("the Applicant"). This is an entity used by the landlord of the Corn Exchange (AVIVA Investors) who are ultimately responsible for the management of the building.
- 1.4 The plan below highlights the location of the works which are restricted to the Central Atrium Unit of the Corn Exchange.
- 1.5 This Design, Access, Planning, and Heritage Statement should be read in conjunction with the submitted Covering Letter and Application Drawings.

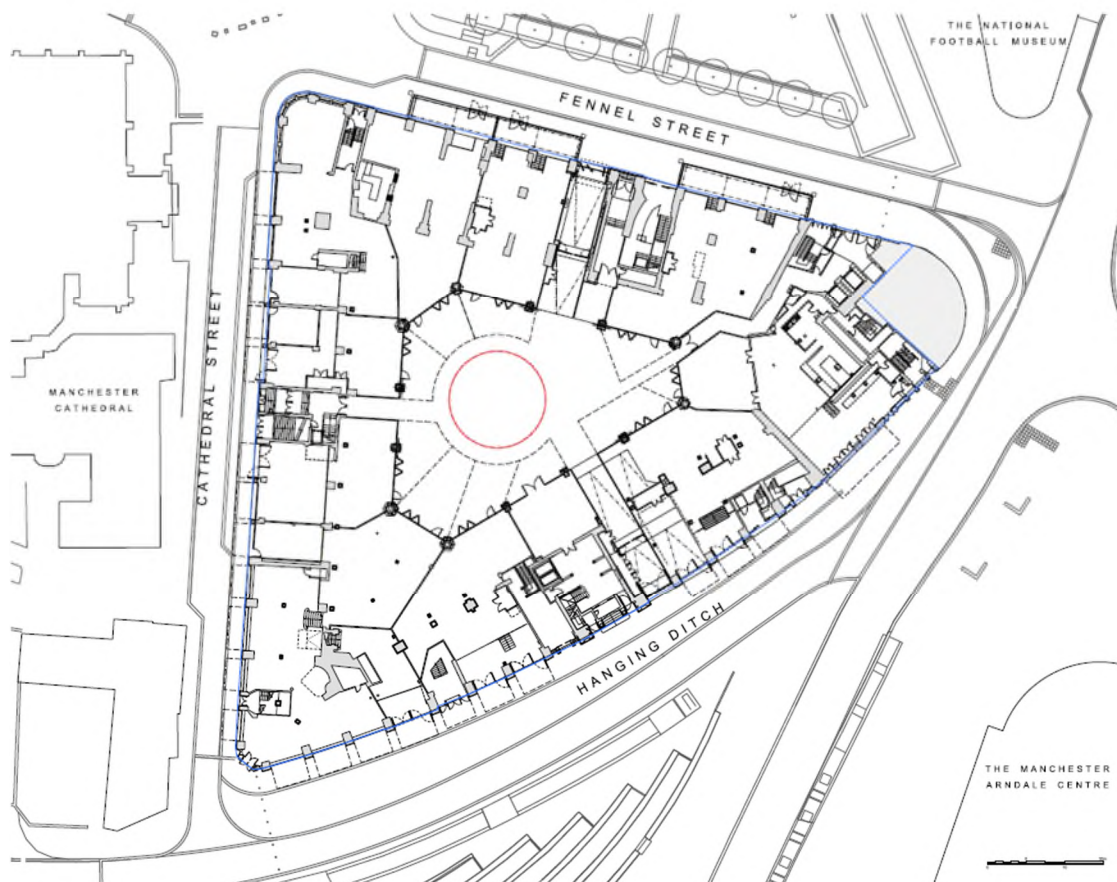


Figure 1.1: Location of works (application boundary edged in red) (Source: 5plus)

2 Site Location and Context

Site Description and Background

- 2.1 The Corn Exchange is a Grade II Listed Building within the Medieval Quarter, at the heart of the Cathedral Conservation Area and is bounded by Hanging Ditch, Fennel Street, and Cathedral Street.
- 2.2 The building was previously operated as 'The Triangle' – a shopping centre which was predominately occupied by independent retailers. As a shopping centre 'The Triangle' was a struggling asset which suffered from a lack of footfall and a high vacancy rate.
- 2.3 The recent regeneration undertaken by AVIVA has transformed the building and it is now operating as a restaurant-led asset that has a clear place in the city centre's leisure and entertainment offering. Planning Permission to approve the changes was granted in May 2014 and the first restaurant units opened in July 2015 with thirteen units open by December 2015.
- 2.4 As the final component of the wider transformation strategy for the Corn Exchange, an application was submitted in July 2015 by the Applicant for the change of use of the part lower ground floor, part ground floor and second to fifth floors of the building from offices (Use Class B1) to hotel accommodation (Use Class C1) (Ref. 109267/FO/2015/C1 and 109268/LO/2015/C1). Aparthotel operator, 'Roomzzz', has been operating this space since early 2018.
- 2.5 In 2016, permission was granted (Ref. 114147/FU/2016) for the temporary extension of permitted uses within the Central Atrium Unit to include A4 (Drinking Establishment)¹ for a period of up to eighteen months. The aim of this was to establish whether any management issues would arise from this use from an operational and amenity perspective in order to inform AVIVA's long-term plans for the unit.
- 2.6 Since planning permission was approved, the temporary bar has operated without issue from an operational and amenity perspective with the procedures put in place to minimise these impacts working well. This clearly demonstrates that the presence of a similarly sized, permanent bar operation within the Central Atrium Unit is not likely to have an adverse impact.
- 2.7 The Applicant is now seeking permission for installation of a permanent bar unit within the Central Atrium Unit as a permanent solution for the space, which has seen little interest in being used by occupiers for a restaurant.

Pre Application Consultation

- 2.8 As part of the application for temporary permission in 2016 (Ref 114147/FU/2016), formal pre-application consultation was carried out with Manchester City Council as the Local Planning Authority. The consultation was focused on explaining the proposals and ascertaining the concerns of the Local Planning Authority. It was established that a key priority for any application was to ensure that the proposals do not adversely impact residential amenity of nearby sensitive users. This advice informed the preparation of the planning application and the approach undertaken by the Applicant.
- 2.9 In 2019, another application for a bar to operate on a permanent basis within the Central Atrium Unit was presented to Manchester City Council via email correspondence dated 15 May 2019. This outlined that AVIVA had interest from another existing occupier within the Corn Exchange to create a more permanent bar feature in the Central Atrium Unit. The intention was this would entice its customers and act as a centrepiece to the

¹ After 1 September 2020, A4 use shall become Sui Generis under the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020

Corn Exchange. It was noted that the temporary bar did not have a real presence within the atrium and therefore did not feel like a separate unit in its own right.

- 2.10 Feedback was received from MCC's Conservation Officer who noted that the proposal in principle seemed to follow guidance set out in the Corn Exchange's Tenant Design Guide aside from its height, however that views should still be allowable and that there was substantial volume in the atrium itself.
- 2.11 Whilst this particular opportunity fell away, the feedback received was useful and has been addressed in this application for a permanent bar within the unit.
- 2.12 In July 2020, an updated proposal which is the subject of this planning application was presented to MCC via email correspondence. This outlined that AVIVA have concrete interest from another existing occupier within the Corn Exchange looking to use the Central Atrium Unit for permanent bar use. A design pack was presented which outlined the Applicant's design intent and it was explained that this was deemed a positive move for the Corn Exchange in challenging times for the hospitality industry due to impacts of the Covid-19 pandemic.

3 Proposals

- 3.1 The proposals are to install a permanent bar unit within the Central Atrium Unit of the Corn Exchange. The description of development is:

Planning Permission and Listed Building Consent for installation of a permanent bar unit within the Central Atrium Unit of the Corn Exchange and associated works.

Use

- 3.2 The unit is to be used for the serving of drinks with no hot food to be sold from the unit. The unit can therefore be considered as a Drinking Establishment.
- 3.3 At most, only background music will be played within the unit. Toilets will be accessible for customers within the operator's existing restaurant unit within the Corn Exchange. This is directly accessible from the atrium.
- 3.4 The proposed works are designed to be reversible with the number of fixings required kept to a minimum.

Scale

- 3.5 The proposal is for a single, small scale bar unit with accompanying standing tables and tables with seating. It is not considered that the bar will be of an overbearing scale within the Central Atrium Unit. The unit, as a whole, covers an area of 122 sq. m (GIA).
- 3.6 The top of the bar counter will reach 1.1m while the top of the bar gantry and top of back bar display will reach 2.3m and 2.8m respectively. The top of the back bar signage, representing the highest point of the unit, will reach a height of 4.3m.
- 3.7 The dimensions for the length of the bar are 5.9m x 5.1m x 6.9m, however this does not take up the entire unit footprint, the extent of which will be filled with an appropriate amount of tables and seating.

Layout

- 3.8 The bar unit has a triangular shape which has been designed to reflect the shape of the Corn Exchange building itself. The unit will be included within the extent of the Central Atrium Unit boundary as demonstrated in Figure 3.1 below.
- 3.9 Street furniture including standing tables and tables with seating for groups of 2-4 and 4-6 people will be used to complete the circular layout of the unit. An indicative layout is outlined on the proposed drawings with bench seating, screening, and decorative planting to be used around the perimeter in order to give an element of privacy as well as reinforcing the circular nature of the unit's demise. The indicative number of covers based on this layout is 52.
- 3.10 The final layout of the seating and furniture within the unit will provide easy access across the unit and ensure that disabled people are able to navigate through the unit comfortably.
- 3.11 Any required lighting will be sensitively designed, in keeping with the requirements of the Tenant Design Guide, to ensure it is complementary to surrounding operators. The operator has noted an intention to create a warm and welcoming feel to the unit.

- 3.12 The bar requires a six small holes to be made into the floor of the unit, which was installed in 2015 and is therefore non-original fabric. The number of holes required has been minimised as far as practical. Two 50mm diameter holes are required for electrical cabling and water, two 150mm diameter holes are required for drinks system pipework, and two 54mm holes are required for drainage.
- 3.13 Further details can also be found within the submitted Planning Drawings.

Appearance

- 3.14 The overall approach has been to design a 'garden bar' which an attractive feature occupying a central position within the Corn Exchange atrium.
- 3.15 The bar's external front will be timber clad in a dark wood finish, with a corian bar top complete with brass edging.
- 3.16 The powder coated steel top shelf above the bar will be held in place by circular steel supports which have bespoke, decorative light fittings formed around them.
- 3.17 Within the unit itself, a spirit/liquor display unit will be at the centre of the unit and this will hold illuminated signage at the top of it.

Access

- 3.18 The unit is accessed directly off the atrium and the proposals will result in no change of access through the Corn Exchange. The unit is of an appropriate scale so that it will not interfere with circulation around the atrium or impede on any fire exits.
- 3.19 The unit meets the ethos of Design for Access 2 to be accessible to all, noting the atrium is accessible via existing ramped entrances into the Corn Exchange from both Exchange Square and Fennel Street. All access routes therefore have a firm and smooth surface and a shallow gradient. Any final design for the unit's internal layout will allow space between street furniture for disabled users to access the unit. It is noted that a 2.145m distance is maintained between the Central Atrium Unit demise and the demise of the next nearest unit within the atrium.
- 3.20 Deliveries to the unit will be arranged from the central servicing facility available at the Corn Exchange. Deliveries will likely access the building via Fennel Street main delivery doors into the service lifts and a basement storage area prior to collection by the operator.

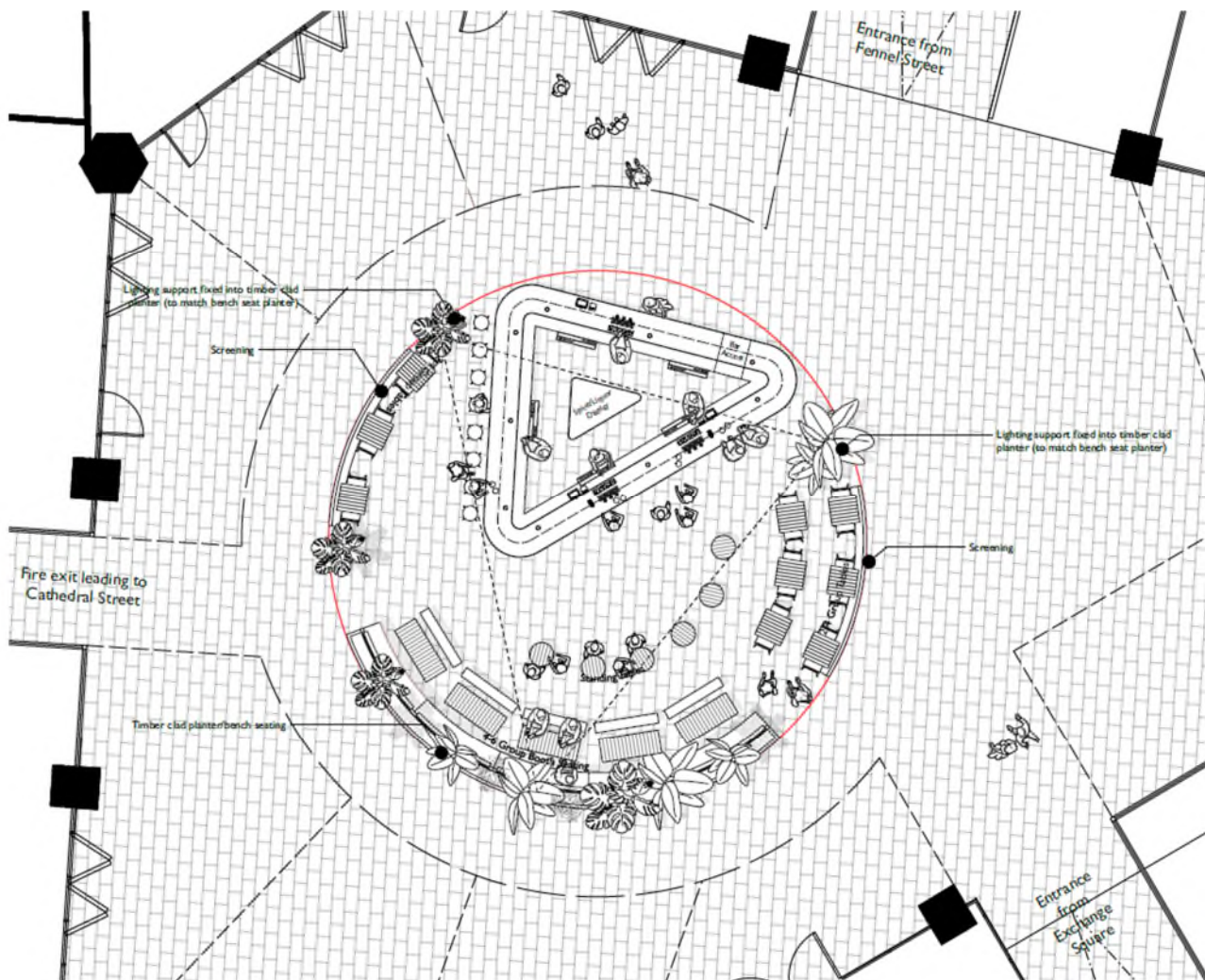


Figure 3.1: Bar layout (application boundary edged in red) (Source: 93ft Architects)

4 Planning Policy and Site Specific Considerations

National Planning Policy

National Planning Policy Framework

- 4.1 The National Planning Policy Framework (the NPPF) does not prescribe any guidance specifically for these works.
- 4.2 However, with regards to heritage, paragraph 192 of the NPPF states that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.
- 4.3 At paragraph 185, the NPPF states that in determining planning applications, local planning authorities should take account of:
- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with the conservation;
 - The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
 - The desirability of new development making a positive contribution to local character and distinctiveness

National Planning Practice Guidance

- 4.4 Planning Practice Guidance (PPG) was introduced in March 2014 as a live web-based resource to support the NPPF. It brings together planning practice guidance for England in an accessible and usable way and is a material consideration in assessing this application.
- 4.5 The PPG recognises that the conservation of heritage assets in a manner appropriate to their significance is a core planning principle, requiring a flexible and thoughtful approach to get the best out of assets. In considering the setting of a heritage asset, PPG considers that a thorough assessment should be 'proportionate to the significance of the heritage asset under consideration and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it'.
- 4.6 The PPG recommends that a Design and Access Statement is required to accompany certain applications for planning permission and listed building consent as a flexible framework to explain and justify a proposal with reference to its context.

Local Planning Policy

Manchester Core Strategy

- 4.7 The Core Strategy sets out policies which are relevant to the proposed development. Policy DM1 – Development Management sets out a range of specific issues which all development should have regard to. These include, amongst others:

- Regard to appropriate siting, layout, scale, form, massing, materials and details.
 - Development should have regard of the character of the surrounding area and regard should be given to impact on the surrounding areas in terms of the design, scale and appearance of the proposed development.
- 4.8 As the Corn Exchange is a Grade II Listed Building, Policy CC 9 – Design and Heritage should be considered. This policy sets out that development in Manchester City Centre should preserve or enhance the heritage assets that have been identified including listed buildings.
- 4.9 Further to this, Policy EN 3 - Heritage states that throughout the City, Manchester City Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods. New developments must be designed to preserve or enhance the character, setting and accessibility of areas and buildings of acknowledged importance.
- 4.10 Policy CC10 – A Place for Everyone considers that locations should be developed to a wide range of residents and visitors.
- 4.11 More specifically, Policy C10 – Leisure and the Evening Economy sets out that:
- 4.12 New development and redevelopment that supports the evening economy, contributes to the vitality of district centres and supports a balanced and socially inclusive evening/night-time economy will be permitted, subject to the following considerations:
- Cumulative impact – in areas where there is already a concentration of bars (A4), hot food takeaways (A5) and other night-time uses which are detrimental to the character or vitality and viability of the centre, there will be a presumption against further facilities.
 - Residential amenity – the proposed use should not create an unacceptable impact on neighbouring uses in terms of noise, traffic and disturbance.
 - Balance - new uses in Manchester centres should support both the day-time and evening/night-time economies whilst not undermining the role of the primary shopping area. When considering the impact of a proposed bar or hot food take away regard will be had to the above policy and also:
 - The existing number of similar establishments in the immediate area and their proximity to each other;
 - The type and characteristics of other uses, such as housing, shops and public houses;
 - The existence of vacant shop units and the condition of the unit;
 - The importance of the location for local shopping, and the number, function and location of shops that would remain to serve the local community;
 - The character of the centre and its frontage, and the nature of the use proposed;
 - The potential impacts of the proposal on the wider community; and
 - Any known unresolved amenity, traffic or safety issues arising from existing uses in the area

Saved Policies of the Unitary Development Plan

- 4.13 The adoption of the Core Strategy in 2012 led to the revocation of the Unitary Development Plan however a number of policies were 'Saved'. This includes Policy DC18 – Conservation Areas, which sets out that the Council will seek to preserve and enhance the character of its designated Conservation Areas by carefully considering issues including proposals which make a major change to the appearance of existing buildings.

- 4.14 Another relevant Saved Policy is DC19 – Listed Buildings which sets out that the Council will have regard to the desirability of securing the retention, restoration, maintain, and continued use of such buildings and to protecting their general setting. With this in mind, the Council will not permit any external or internal alteration or addition to a Listed Building where, in its opinion, there would be an adverse effect on its architectural or historic character.

Accordance with Planning Policy

- 4.15 The proposals represent an appropriate and necessary level of development. Appropriate consideration has been given to the proposal's design, scale and layout as well as its impact on potential surroundings. A Heritage Statement has been prepared by Stephen Levrant Heritage Architecture considering the impact of the Proposed Development on the historic environment. Taking this into account, the proposal is considered as being in support of Policy DM1 – Development Management.
- 4.16 In complementing the wider food and beverage offering within the Corn Exchange as a small bar unit, the proposal will further develop the building as a location that appeals to a wider range of residents and visitors. The proposal can therefore be considered compliant with Policy CC10 - A Place for Everyone.
- 4.17 In terms of Policy C10 – Leisure and the Evening Economy, the proposal will support the evening economy within Manchester City Centre through delivering a complementary use to the existing and established food and beverage units within the Corn Exchange. The Corn Exchange is currently occupied mainly by A3 units at ground floor and so the provision of a singular, small-scale bar unit will not be detrimental to the viability of the existing operators in Corn Exchange.
- 4.18 A number of bar operators are located within the wider area, including Sinclair's Oyster Bar adjacent on Cateaton Street as well as various operators within the Printworks across Exchange Square. However, due to the small scale of the proposal, another bar use within the Corn Exchange will not contribute to an adverse impact on local amenity. Equally, it is not expected to have an adverse impact on the Primary Shopping Area or significantly contribute to unresolved existing amenity issues.
- 4.19 The proposal is located within the heart of Manchester City Centre – an established entertainment district within the city – however is also within close proximity to the Chetham's School of Music boarding accommodation. The proposal is small enough in scale that it is unlikely that it will lead to a significant increase in numbers of people using the Corn Exchange and will not have an adverse impact on the borders within Chetham's School of Music for this reason.
- 4.20 As outlined in Section 2 of this Statement, temporary planning permission for bar use was approved previously in 2016 (Ref. 114147/FU/2016) without incident. Despite this, there is still a need to manage residential amenity and the Corn Exchange has been proactive in assuming responsibility as a responsible neighbour, and therefore a Management Strategy has been prepared specifically for the Central Atrium Unit, as described in Section 4.34 of this Statement.
- 4.21 Taking these points into the consideration, the proposal can be considered fully compliant with Policy C10 – Leisure and the Evening Economy.

Site Specific Considerations

Design Quality

- 4.22 The unit is specifically referenced in the Tenant Design Guide which outlines principles for units within the Central Atrium Unit. These principles are set out below alongside a consideration of how they are addressed by the design. One of the principles is that Listed Building Consent is required and this is being sought as part of this application.

Sits centrally within the atrium space beneath the main dome

- 4.23 The unit will sit within the atrium space which is located centrally beneath the dome structure. The development does not extend any further beyond the demise of the unit.

The form of the unit should be sensitively considered against the atrium geometry

- 4.24 Effort has been made to ensure that the design of the unit responds to the building. The triangular shape of the unit reflects the geometry of the Corn Exchange while the inclusion of street furniture within the unit will reinforce the circular demise of the Central Atrium Unit.

The general form of the unit should be no higher than countertop / 1200mm to maintain visual connection across the space.

- 4.25 The Tenant Design Guide outlines that the general form of the unit should be no higher than countertop / 1.2m to maintain visual connection across the space. The proposed bar is 1.1m to the top of the counter. However, the bar does include a raised design feature above the counter-top. It is noted that the unit is 4.3m at its highest point which is a central triangular sign that reflects both the bar's and Corn Exchange's shape, working to create an important sense of presence. However, the majority of the unit is much lower with the top of the bar gantry around the unit only reaching 2.3m.
- 4.26 It is believed that this is an appropriate response due to the design including clear views through the bar structure which will allow visual connections through the atrium. As a key feature on entry to the atrium itself, the unit will have a stronger presence when compared to the previous temporary bar unit (Ref: 114147/FU/2016). It will encourage activity throughout the atrium on a permanent basis and be operated by an established Corn Exchange brand. As evidenced by the operation of the existing temporary bar, the unit will not have an adverse impact on circulation around the unit.

Material finishes and colour palette to complement the internal atrium material finishes

- 4.27 The proposed design of the unit includes colours which are complementary to the overarching golden colour scheme which runs throughout the Corn Exchange atrium. Notwithstanding this, it should be considered that an array of brands operate within the atrium and so a diverse colour palette is present.

The lighting of the unit should contribute positively to the ambience of the atrium

- 4.28 Final design of any lighting will be determined during detailed design after planning permission is granted. This will be sensitively designed so that it contributes positively to the ambience of the atrium. The Applicant notes an intention to create a warm and welcoming feel to the unit.
- 4.29 Overall, the design of the unit is of a high quality, will complement existing operators within the Central Atrium Unit and is of a height that will enable it to have a strong presence while still sitting suitably within the volume of the atrium. On balance, it is considered that the proposals can be justified with regard to the Tenant Design Guide.

Heritage

- 4.30 Stephen Levrant Heritage Architecture (SLHA) have provided a heritage note, which has been submitted in support of this application. The note details the background and significance of the Corn Exchange and the impact of the proposals on the historic fabric of the building.
- 4.31 The Note states that due to the high quality design, lightweight construction and low-rise appearance of the proposed bar and seating areas, the proposal can be seen not to adversely affect the ability to understand and appreciate the heritage values of the central atrium space.
- 4.32 Furthermore, due to the recent construction of the ground floor level of the atrium in 2015 the unit clearly comprises a non-original floor. Therefore, there will no physical impact on the historic building fabric caused by

fixings and service runs. The unit itself will sit within the atrium which has a large volume of space above it. As such, the visual impact of the proposals is considered to be neutral.

- 4.33 It is therefore considered that overall, the proposal will not result in any unmitigated harm to the character, fabric or appearance of the listed building within the terms of the NPPF and local planning policy as outlined in Section 4 of this Statement.
- 4.34 The proposal can therefore be considered acceptable from a heritage perspective in that it is considered that it will have a neutral impact on the special interest on the Grade II Listed Corn Exchange as a whole.

Management

Management Strategy, Security and Amenities

- 4.35 The application is supported by a Management Strategy prepared by Cushman and Wakefield. This has been prepared in recognition of the need for strong management of the bar use to minimise any potential instances of anti-social behaviour on site or in the surrounding area, with particular reference to Chetham's School of Music.
- 4.36 This Strategy sets out a number of measures which will be incorporated, including:
- Alcohol is not served to anyone who is, or appears to be under age.
 - No-one who appears to be heavily under the influence of alcohol will be served at the bar.
 - Sufficient numbers of staff trained in customer service are present to prevent any situation involving the sale of alcohol becoming unmanageable. Management controls will be supported by the presence of the Corn Exchange Host / Concierge Team who will be on duty and present during the bar's hours of operation.
 - In addition to their normal 'customer service' duties, the Corn Exchange Host / Concierge Team will have a watching brief on activity at the bar. The brief will be to intervene and support the bar staff in any situation before it escalates or becomes 'out of hand'. They are also in direct radio contact with Security Control, who will also be monitoring the bar via CCTV.
 - CCTV is on operation within the Corn Exchange and covers the proposed unit location and entrance / exit points. Coverage is monitored at all times by the site security team and images are recorded and retained for 28 days.
 - Customers are not permitted to remove glassware or bottles from the Corn Exchange.
 - When not trading, all furniture will be stored securely within the unit.
- 4.37 When customers are leaving, they will be directed to use the Exchange Square exit after 2200. The main doors into Exchange Square will be exit only 15 minutes before closing and locked 30 minutes after closing.
- 4.38 In recognition of the Corn Exchange's relationship with the adjacent Chetham's School of Music, the Management Strategy outlines a commitment to operate the Fennell Street doors to the atrium, which exit onto Cathedral Gardens, on an 'Entrance Only' basis after 2200. This will significantly reduce the flow of customers exiting towards Chetham's School of Music in the evening. This management initiative has been implemented since the temporary planning permission (Ref. 114147/FU/2016) was approved in 2016. Indeed, while the bar was operating under the temporary permission, no complaints were received by the Corn Exchange related to this part of the building being used as a bar.

Ventilation and Noise

- 4.39 For completeness, the bar will only at most play background level music and therefore it is not considered that there will be any impacts from a noise perspective. It is noted that the unit is in the centre of the Corn Exchange

atrium with numerous restaurant units already operating, with planning permission, which will create a level of ambient noise.

- 4.40 The proposed bar will not have a food offering and therefore can rely on natural ventilation. The unit is included within the atrium which is a large space within the Corn Exchange. The Corn Exchange, as a whole, has a ventilation system that was installed to support its use as a restaurant destination.

Waste

- 4.41 The unit will be operated in line with the requirements of the overarching Corn Exchange Brand Handbook, which has been submitted in support of this application. It is considered that due to the scale of the operation minimal waste will be created.
- 4.42 Nevertheless, the key stipulations within the Brand Handbook regarding to waste summarised below (please see are Section 6.3 of the Brand Handbook for further details).
- All units will contain sufficient space to accommodate one days waste within the units.
 - Waste will be segregated within the units.
 - Waste will only be delivered to the waste room between 9am – 10.30am Monday to Sunday. Then again between 11:30pm - 1am Monday to Thursday, 11:30pm – 2:00am Friday & Saturday and 10:00pm – Midnight on Sunday. This will ensure that waste is not transferred across the atrium at peak times.
 - It is the operator's responsibility to transfer waste from the pop-up unit to the central waste store. Operators will be required to use bins provided by the Corn Exchange management company to transfer their waste from the pop-up units.
- 4.43 Servicing of the units and waste collection by a refuse contractor will take place in line with the wide Servicing Strategy for the Corn Exchange. This is as per the approved Servicing Strategy (Rev. G) which formed part of the overarching planning permission for the restaurants within the Corn Exchange (105166/FO/2014/C1 – Approved May 2014).
- 4.44 The operator has completed Manchester City Council's Waste Proforma which is submitted as part of this application.

Methodology of Works

- 4.45 Due care and attention will be given to installing the bar, minimising the number of fixtures required as far as possible. Any fixings or services for the bar will be applied into the floor of the Central Atrium Unit which is a modern intervention from 2015 and non-historic. The fixings for the unit will be reversible. Should the bar be removed in the future, then appropriate works to make good any interventions will be undertaken to return the unit to its original state prior to installation of the bar.
- 4.46 Further to this, all street furniture will be temporary and can be removed at any point.

5 Conclusion

- 5.1 This Planning, Design, Access, and Heritage Statement application has been prepared to support proposals for the installation of a bar unit within the Central Atrium Unit of the Corn Exchange.
- 5.2 A considerable amount of pre-application engagement has taken place between the project team and Manchester City Council. This led to the Applicant obtaining of a temporary permission to use the Central Atrium Unit as a bar for 18 months in 2016. Since then, further discussions on permanent use of the unit have taken place including the presentation of a proposals in 2019 and 2020.
- 5.3 The proposals are supported by drawings by 93ft Architects which outline further details of the unit's design, layout, scale and appearance. The key design principles are addressed within Chapter 3 of this Statement. The key issues identified as part of this planning application are design, heritage, management, and methodology of works – all of which are addressed within Chapter 4 of this Statement.
- 5.4 The unit's design is compliant with the principles set out within the Tenant Design Guide. Whilst the design extends above the counter, it is not considered that this adversely impacts views across the atrium – especially considering the volume of space within the atrium itself. Furthermore, the triangular shape of the unit reflects the geometry of the Corn Exchange while the colour palette to be used is consistent with that of the atrium and complementary to the existing occupiers. Overall, the design of the unit is of a high quality, will not have an adverse impact on circulation around the unit and is of a height that will enable it to have a strong presence while still sitting suitably within the volume of the atrium.
- 5.5 The Management Strategy which the proposal will adhere to reflects the need for strong management of the bar in order to minimise the potential of anti-social behaviour on site or within the surrounding area, particularly in reference to Chetham's School of Music. The unit will be operated in line with the requirements of the overarching Corn Exchange Brand Handbook and complements the existing operators within the Corn Exchange.
- 5.6 The proposal will not result in any unmitigated harm to the character, fabric or appearance of the Grade II Corn Exchange. There will be no physical impact from fixings and service runs on the historic fabric due to the Central Atrium Unit floor being a modern intervention from 2015. Due care and attention will be given to installing the bar and, should it need to be removed, works will be done to make good these interventions and return the Central Atrium Unit to its original state. All street furniture will be temporary and can be removed at any point. The proposal can therefore be considered acceptable from a heritage perspective.
- 5.7 Compliance with relevant national and local planning policy has been demonstrated and therefore the application can be considered to warrant the support of Manchester City Council.



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