

29 June 2020

Planning Department
Manchester City Council
Po Box 532
Town Hall
Manchester
M60 2LA

Dear Sir/ Madam,

**Application for Listed Building Consent
Deansgate Locks, Whitworth Street West, Manchester, M1 5LH**

This Supporting Statement has been prepared by Jones Lang LaSalle ("JLL") in support of a Listed building Consent application by Aberdeen Standard Investments ('The Applicant'). It relates to a Listed Building Consent made to Manchester City Council ("MCC") for the replacement of the timber of the raised walkway at Deansgate Locks, Manchester, providing access to the canal side businesses.

An application has been submitted today via the Planning Portal (PP- **08843761**), which comprises the following supporting information:

- Application Form;
- Heritage Statement Incorporating Design & Access Statement (prepared by KSA conservation);
- PKL4174-008-PL-201A-20200608, 'Site Plan as existing' (prepared by PKL Partners Limited);
- PKL4174-008-PL-201A-20200608S 'Site Plan as proposed' (prepared by PKL Partners Limited);
- PKL4174-008-PL-201A-20200608 'Site Location Plan' (prepared by PKL Partners Limited).

- **Enclosure 1: Proposed Boardwalks, product specifications**

THE APPLICATION SITE

The walkway is situated alongside and attached to the section of the Grade II Listed Castlefield Railway Viaduct known as Deansgate Locks on the Rochdale Canal. Although part of the viaduct is within the Castlefield Conservation Area, the Deansgate Locks section is not. The Applicant is the owner of a long leasehold interest in the commercial/leisure units along Deansgate Locks. The freehold owner of the commercial/leisure units and the relevant section of the viaduct structure is Transport for Greater Manchester (TfGM).

The raised walkway, built of steel with a boarded surface, extends along the southern frontage of all of the arches at street level; below this is a lower level just above the canal surface. The structure of the raised walkway is cantilever steel tapered T-sections supporting a timber joist arrangement, which in turn supports the decking floor of the walkway, laid diagonally. The decking is covered with a non-slip covering in board form, mechanically fixed by screws to the timber decking. There are three footbridges across the Rochdale Canal, built with a similar structure of steel, timber joists and timber decking, which link the walkway and commercial units to Whitworth Street West.

PLANNING HISTORY

Planning consent for the conversion of the viaduct arches at Deansgate Locks was granted in September 1997, following which they have been developed for commercial use, including with the insertion of the walkway and bridges over the canal. Deansgate Locks now houses several bars and a comedy venue.

A review of Manchester City Council's online planning history records has identified a number of historical planning applications in relation to the site.

The most recent Listed Building Consents approved on site are located within the table below.

Planning Ref	Address	Proposal	Decision and Date
123090/LO/2019	Arches 3 And 4 Deansgate Locks	LISTED BUILDING CONSENT for installation of 2no. sets of illuminated individual letter signs mounted to existing RSJ, and 5no. window decals applied internally to glazing (associated advert consent application reference 123086/AO/2019).	Approved Fri 05 Apr 2019
120768/LO/2018	Deansgate Locks Arches 5 And 6 3A-5	LISTED BUILDING CONSENT Proposed internal refurbishment works and alterations associated with sub-division of unit.	Approved 11 Jan 2019
117825/LO/2017	Sugar Buddha Arch 12	LISTED BUILDING CONSENT to replace existing double-glazed window units with new high performance acoustic glazing units including works to reconfigure the existing doors and construct a new internal acoustic vestibule.	Approved Mon 18 Jun 2018
116107/LO/2017	Arch 2 Deansgate Locks	LISTED BUILDING CONSENT for soffit works to halt water ingress through the underside of the brick arches and help remove the water through gutters and downpipes.	Approved Wed 21 Jun 2017
116108/LO/2017	Arch 11 Deansgate Locks	LISTED BUILDING CONSENT for soffit works to halt water ingress through the underside of the brick arches, and help remove the water through gutters and downpipes.	Approved 21 June 2017

THE PROPOSED DEVELOPMENT

The condition of the timber of the raised walkway and three footbridges has deteriorated, such that a condition survey has concluded that they have reached the end of their life. The supporting steel structure is generally in adequate condition although some trimming members are heavily corroded and require replacement. The timber joists are rotten in many areas and some are deemed inadequate. There is widespread wet rot and damage to the timber boards laid above the joists on both the walkway and the footbridges, revealed when the non-slip covering is removed, to the point where there is a risk of people falling through. The fixing of the non-slip covering is failing, and the surface is buckling.

This application seeks Listed Building Consent for the replacement of the deteriorated timber boards with new non-slip composite decking, whilst mitigating against any negative effect on the viaduct structure's significance. The scope of the proposed works are shown on the submitted application plans and have been designed to mitigate any negative impact on the structure. The proposed decking details and installation methodology is summarised below and further details are available on drawing (Ref: PKL4174-008-PL-204A-20200608).

Proposed Decking details:

- **Specification:** Ecodeck Signature HD range
- **Colour:** Slate Grey
- **Loading:** Loading to be a minimum of 5.0kN/m² for general duty walkways (regular two-way pedestrian traffic) to BS6399-1-1996
- **Slip Resistance:** Non slip covering to provide a low risk for slip potential (36+) as tested to BS7976-2: 2002.

Installation

The existing elements of the walkways comprise of the following stages;

- 3mm non slip covering which is fixed down to the deck.
- 26mm timber decking boards which span onto timber floor joists and steelwork structure.
- Timber floor joists which range from 150mm deep to 250mm deep.

The proposed works comprise the following:

- Remove existing non slip covering and dispose.
- Remove existing rotted timber decking boards and dispose.
- Remove existing rotted timber joists and dispose.
- Provide new treated timber floor joists which span between existing steelwork supports.
- Provide new non-slip composite decking to specification as above.

For the avoidance of doubt, the profile height and area will remain as per existing with no changes in area or level.

PLANNING POLICY CONTEXT

In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, decision should be made in accordance with the Development Plan, unless material consideration indicate otherwise.

The adopted Development Plan for the area includes:

- I. The 'saved' policies of the Manchester Unitary Development Plan (UDP) (adopted July 1995); and
- II. Manchester Core Strategy 2012-2017 (adopted July 2012).

Manchester Core Strategy

The relevant policies within the Manchester Core Strategy are set out below:

Policy CC9 Design and Heritage Design

New buildings will need to be of the highest standard in terms of appearance and function. The Council will support high density and mixed-use development, but developers must recognise the specific design challenges that must be overcome to ensure complementarity of function and form.

Policy EN3 Heritage

Throughout the City, the 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 so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance.

Policy DM1 Development Management

All development should have regard to the specific issues including: effects on amenity such as noise, light, air quality, road safety and traffic generation; accessibility; community safety and crime prevention; vehicular access; and, green infrastructure.

Other Policy Documents

Manchester adopted the Guide to development in Manchester SPD in April 2007. The document sets out the City Council's stance on a wide range of issues, demonstrating, where applicable, their links to the Manchester Unitary Development Plan (UDP).

Guide to development in Manchester Supplementary Planning Document and Planning Guidance (SPD) 2007.

National Planning Policy Framework

The NPPF articulates the priorities of the Plan for Growth within planning policy. The NPPF introduces a 'presumption' in favour of sustainable development and supports proposals that are in accordance with policies in an up to date Development Plan. Sustainable development is about positive growth – making economic, environmental and social progress for this and future generations.

Pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people's quality of life, including (but not limited to):

- making it easier for jobs to be created in cities, towns and villages;
- moving from a net loss of bio-diversity to achieving net gains for nature;
- replacing poor design with better design;
- improving the conditions in which people live, work, travel and take leisure; and, widening the choice of high-quality homes.

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.

The NPPF sets out that the creation of high-quality buildings and places is fundamental to that the planning and development process should achieve (paragraph 124). As such, the NPPF advises that decisions should ensure that developments:

- will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change;
- establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Section 16 of the NPPF establishes the criteria by which planning applications involving heritage assets should be assessed and determined. Paragraph 189 identifies that Local Planning Authorities should require applications to describe the significance of any heritage assets in a level of detail that is proportionate to the assets' importance sufficient to understand the potential impact of the proposals on their significance.

In determining applications, the following considerations should be taken into account:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- the desirability of new development making a positive contribution to local character and distinctiveness.

Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

PLANNING CONSIDERATIONS

Design and Townscape

The works proposed to the existing walkway have been proposed having full regard to its context, with careful consideration given to how the new material will fit into and compliment the surrounding townscape, having full regard to heritage of the wider area.

It is considered that the proposal will have a beneficial impact upon the street scene along Whitworth Street West. The proposed boardwalk will deliver a high quality street scene, providing a safe platform to what is currently a walkway that has fallen in disrepair and presents health and safety issues for its users.

Having regard to the above, it is considered that the proposed development accords with policies CC9: Design and Heritage and EN 1: Design Principles and Strategic Character Areas.

Heritage

A Heritage Statement has been prepared by Kathryn Sather & Associates and forms part of the application submission. The statement concludes that the proposed works will not alter physical or visual access to the heritage assets. It goes to conclude that the appearance of the walkway will be unchanged, such that the impact on the setting of the heritage assets is neutral.

Having regard to the above, it is considered that the proposed development accords with policies CC9 & EN3 of the Manchester Core Strategy and paragraph 196 of the NPPF.

CONCLUSION

The proposed works seeks to replace the existing timber decking of the walkway and footbridges which is in a poor state of repair due to extensive wet rot which is also affecting the supporting timber joists. These will be replaced with treated timber and the new decking will be of a composite material.

The proposed works will improve the commercial prospects of the businesses located within the listed Railway Viaduct by making access safe. Furthermore, it is considered that the proposed works will have a slight beneficial impact upon the significance of the viaduct and a neutral impact on the setting of the other heritage assets in the vicinity.

Accordingly, it is requested that Listed Building Consent should be granted.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Luis Perez', with a stylized flourish at the end.

Luis Perez
Planner
Direct line 01618286424

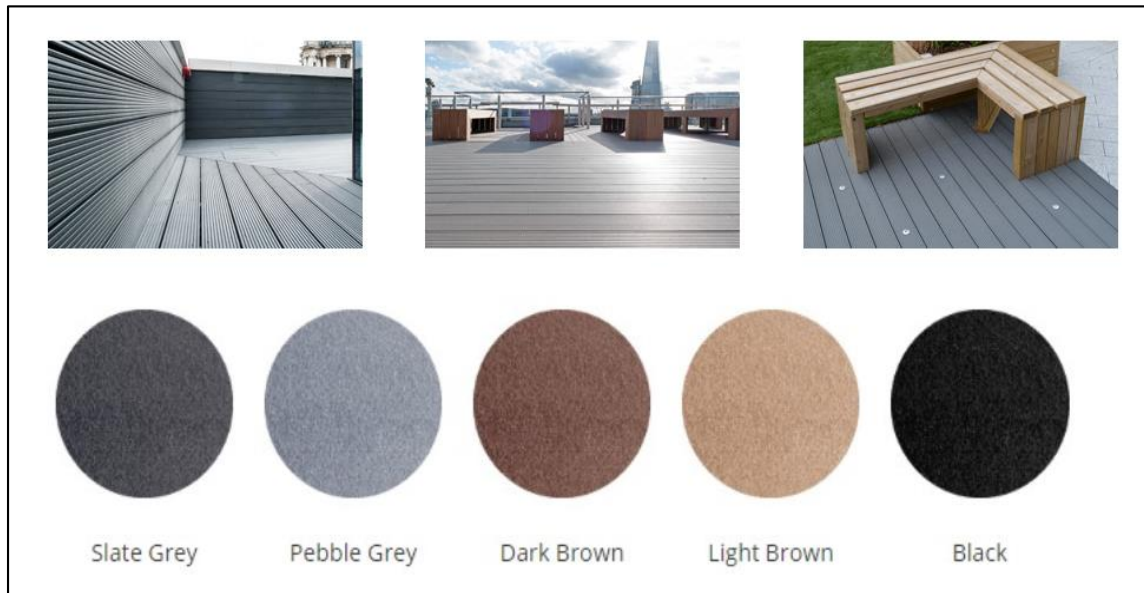


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Eclosure 1

RE: Proposed Boardwalks Product Specification, Deansgate Locks, Whitworth Street West, Manchester, M1 5LH

Figure 1: Slate grey, ecodek Signature boardwalks



Source: ecodek.com

Additional details:

- Further details available from the following link: <https://ecodek.co.uk/ecodek-signature-hd-range/>