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Dear Carolyn

London Warehouse, Ducie Street, Manchester

Application for Planning Permission for an external terrace area and relocation of existing refuse store

Please find enclosed an application for Planning Permission for the creation on an external at-grade terrace at the rear of the Grade II listed London Warehouse and relocation of existing refuse store. The applicant is Go Native Ltd.

The Site includes the Grade II listed London Warehouse building, service yard, and surface level and underground car parking. The Site is bounded by Ducie Street to the north, Navigation House and the Ashton Canal to the east, and surface level car parking to the south and west.

This letter and its enclosures sets out the context and rationale for the proposals, assess the proposal against relevant planning policies, and address Manchester City Council's planning permission application validation requirements.

Description of Development

The description of development, as stated on the Application Form, is as follows:

Creation of new external terrace to the rear of the Grade II listed London Warehouse; including relocation of an existing refuse store and associated works.

Background¹

London Warehouse, formerly known as 'The Place', is a Grade II Listed building located on Ducie Street in Manchester City Centre. The building was originally used for the storage of bonded goods associated with the Manchester, Sheffield and Lincolnshire Railway in the late 19th century. The warehouse is seven storeys and is primarily composed of red/brown brick with stone dressings.

The building was until recently operated as 'The Place' apartment hotel, which offered one-bed, two-bed, and penthouse serviced apartments for short and long-stay guests. Three years ago the hotel was rebranded and

¹ See Planning History at Appendix 1.

refurbished to modernise the dated, non-original interior and provide a new apartment hotel offering that celebrates the building's strong industrial heritage operated by Go Native Ltd.

Following refurbishment and rebranding works, the ground floor had been occupied by Bistrottheque, who operated the commercial offer at this level; comprising a bar, restaurant, café, meeting rooms and cinema. The ground floor also includes a fitness facility operated by Blok Gym.

Bistrottheque have recently vacated the building as it was no longer viable for them to operate the ground floor space. The Applicant, continues to operate the upper floors and has taken over the operation of the ground floor space. They are committed to ensuring that this space continues to operate, contributing to the viable use and enjoyment of this listed building. Identifying opportunities to strengthen and support this is key and the Applicant has identified an opportunity to expand and support the ground floor operations by activating an underutilised area of the Site through the creation of an external terrace.

Proposals

This application seeks approval for the introduction of an external terrace to the rear of the building. This area currently forms part of the building's service area including the refuse store, which is located along the southwestern elevation of the building. The existing surface treatment of this external space comprises stone cobbles which will not be affected as part of these proposals.

The proposed new terrace will be constructed of a 40m x 5.5m floating timber raft with self-levelling pedestals to provide stability. The new terrace will be accessed from the internal lower ground floor level. The terrace will be entirely free-standing and will not be attached to the listed building.

The terrace will provide space for freestanding tables, chairs, and umbrellas, as an extension of the ground floor offer with freestanding planters around the edge to create some low level screening. It is intended for the space to be available for use in line with the current opening hours of 9am to 11pm Monday to Friday and 11am to 11pm Saturday to Sunday.

The new terrace will provide additional amenity space for hotel guests, customers and visitors. It will be utilised by restaurant, bar, café and meeting room users. The layout allows terrace areas to be temporarily sub-divided so they can be accessed directly from the existing raised terraces. This will improve the offer at ground floor level and support the viable use of the listed building. It will also allow more people to appreciate and enjoy this heritage asset, alongside providing secluded outdoor south facing space in the city centre, which is relatively rare.

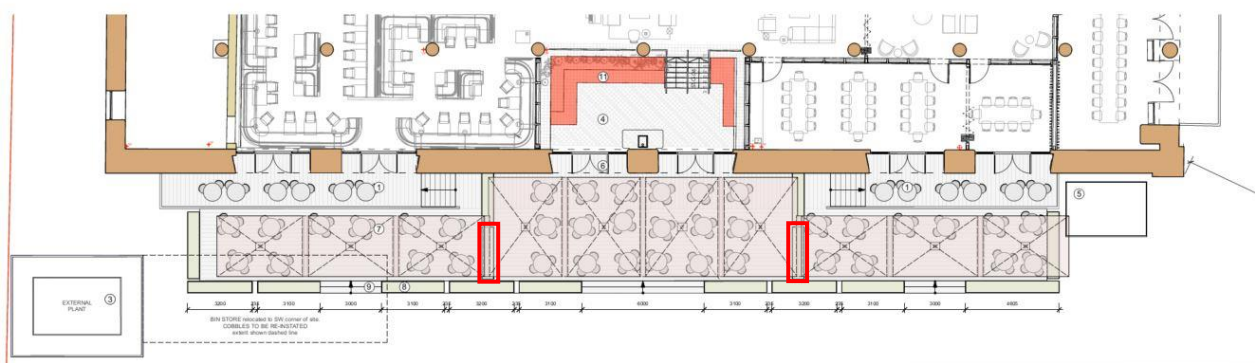


Figure 1. Potential layout of the new terrace with planters (highlighted in red) also indicating how the area can be sub-divided to allow maximum use and enjoyment of the space.

The Applicant is also progressing discussions with the Canal and Rivers Trust regarding opening up access to the canal from the London Warehouse Site. This, alongside the new terrace area will create a welcomed new amenity space allowing visitors to further enjoy Manchester's historic assets and history.

Alongside the creation of the terrace, the Applicant seeks to relocate the existing refuse store from rear of the building to the southeast corner of the Site, further away from the building. This location will allow all of the elevations of the building to be fully appreciated and is a demonstrable heritage benefit. The cobbles will also be reinstated in the current location of the bin store, which is another notable heritage benefit. The size and capacity of the bin store will not alter and will continue to be in accordance with Manchester City Council's guidance.

In order to maximise the useable internal space associated with the new terrace, the proposals will involve the removal of the non-original brick filled seating in the lower ground floor area, installed as part of the recent refurbishment works (please see drawing AHA-PLC-GA-Terrace). Once removed this area will be tiled on a like-for-like basis – this tiling is also non-original and so this will not have an impact on the special interest of the listed building, and therefore does not require listed building consent.

Accordance with Planning Policy

The proposals have been assessed in the context of planning and heritage policies at national and local level. The primary consideration for the proposals is their adherence to Planning Policy in regard to the historic environment, and local amenity.

Paragraph 185 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.

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 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."

This approach is reflected in Policy CC9 – Design and Heritage within the adopted Manchester Core Strategy (2012). This policy states that development in Manchester City Centre should protect or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments.

It is considered that the impact of these works on the Grade II listed London Warehouse will be minor beneficial. The proposals would not touch any fabric of the listed building or any curtilage structures, and includes the reinstatement of original cobbles, alongside increasing the visibility of the southern façade. The works will not impact the significance of the Grade II Warehouse. This conclusion is supported by the accompanying Heritage Note.

The Council's approach to Development Management is intended to ensure that new developments contribute to the overall aims of the Core Strategy - this includes protection of amenity and local character. Policy DM1 outlines that development should have regard to issues including:

- Adequacy of internal accommodation and external amenity space
- Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.

The terraces will be operated to ensure that existing residential amenity is maintained and that the introduction of the external terrace does not result in any noise disruption to both visitors and nearby residential premises. For instance, opening hours will be limited to 9am - 11pm and there will be no fixed music installations on the terrace. An Operational Management Strategy is submitted with this application and provides further detail of how the space will be managed.

The new provision of an external terrace space would activate the currently underused space associated with the Grade II listed London Warehouse. The introduction of the new terrace will add to the existing amenity space and contribute to the use of the building by both customers and visitors of the building, allowing further appreciation of this heritage asset. It also includes the relocation of the bin store to a less visible location, which will allow greater appreciation of the rear elevation of the building and contributes to enhancing the setting of the listed building.

Supporting Documentation

This application for Planning Permission is accompanied by the following plans and documents:

- Application Forms and Cover Letter prepared by Deloitte Real Estate;
- Heritage Note prepared by Deloitte Real Estate;
- Operational Management Strategy, prepared by Go Native;
- Existing and Proposed Plans, and Sections prepared by Archer Humphries, comprising:
 - Existing External Terraces (AHA-PLC-EXT-Terrace)
 - Proposed External Terraces (AHA-PLC-GA-Terrace)
 - Site Location Plan 1:1250 (AHA-PLC-ST-0001)
 - Site Location Plan 1:500 (AHA-PLC-ST-0002)
 - Existing Site Arrangements Plan (AHA-PLC-ST-101)
 - Proposed Site Arrangements Plan (AHA-PLC-ST-102)
- Application fee of £462 as agreed with MCC on 6th March 2020, submitted by BACS via Planning Portal.

We trust that you will find this application in order and we look forward to receiving written confirmation of registration.

If you require any further details please contact my colleague Katie Wray (kawray@deloitte.co.uk / 0161 445 6350)

Yours sincerely

A handwritten signature in blue ink, appearing to read "J Cooper", is shown within a light gray rectangular border.

John Cooper
Deloitte LLP

Appendix 1: Planning History

London Warehouse has been subject to a number of Planning and Listed Building Consent applications in recent years, which have facilitated the gradual conversion of the building into its current use as an apartment hotel (Use Class C1). The most relevant applications include the change of use of the building from residential apartments (Use Class C3) to an apartment hotel operated by 'The Place' (Use Class C1) was approved by Manchester City Council in 2007 (Reference 082805/FO/2007/C3). The proposals included the introduction of an ancillary bar and reception area on the ground floor, and the subsequent reutilisation of a vacant unit to provide a conference centre space under Planning Permission Reference 082806/FO/2007/C3.

Most recently, a Planning and Listed Building (119592/FO/2018) for use of ground and mezzanine levels for flexible uses (Class A1 shop, A2 financial and professional services, A3 cafe/restaurant, B1 offices and D2 Assembly & Leisure - gym and cinema space), alongside the refurbishment of the existing building to better suit these uses, which was approved in 09 Apr 2018 (LPA refer (119592/FO/2018) and (119593/LO/2018).