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Our Ref: 04B902840
Your Ref: PP-07647392

27 February 2019

Planning
Manchester City Council
PO BOX 532
Manchester
M60 2LA

Dear Sir/Madam,

Application for full planning permission and listed building consent: Manchester Royal Exchange, St Ann's Square, Manchester, M2 7DH

Introduction

On behalf of our client, Bayerische Versorgungskammer ('BVK') Highstreet Retail Royal Exchange Manchester Limited ('the Applicant'), please find enclosed an application for full planning permission and listed building consent for the following development at the Manchester Royal Exchange, St Ann's Square, Manchester:

'Replacement of external doors and associated works'

The application package comprises:

- Application form, duly signed and dated;
- Covering letter;
- Design and Heritage Statement;
- Photographs; and
- Supporting Plans (drawing register enclosed at **Appendix I**)

Given the site specific and bespoke nature of the proposed works, a Method Statement detailing how they will be undertaken will be submitted to the Council upon appointment of a specialist contractor. This document will be informed by methods which are appropriate to the significance of the Grade II listed building. The works will then be undertaken in accordance with this document.

A payment of £254 (including £20 administration fee) has been made to the Planning Portal via BACs transfer.

Background

Hines and Universal-Investment acquired Manchester Royal Exchange in 2016 following an extensive refurbishment programme undertaken by the previous owners. Hines administers and manages the Royal Exchange on behalf of BVK.

Avison Young is the trading name of GVA Grimley Limited registered in England and Wales number 6382509. Registered office, 3 Brindleyplace, Birmingham B1 2JB

Regulated by RICS

Hines intends to undertake further refurbishment works to ensure that the building remains competitively placed as a premier commercial location within the city centre.

The purpose of this application for full planning permission and listed building consent is to replace five existing external doors, including associated works, at the Manchester Royal Exchange. The proposed development will considerably improve the external appearance of the building, maintain a high level of quality and closely reflect the design and architectural merit of the original door specifications.

Site and Surrounding Area

Manchester Royal Exchange, a Grade II listed building (listing entry: 1200826), is located in the heart of Manchester City Centre - a copy of the listing is enclosed at **Appendix II**.

Manchester Royal Exchange is one of Manchester's most iconic buildings located within the commercial and retail core. The ground floor is predominately in use for retail (Use Class A1), the upper floors as office accommodation (Use Class B1a) and part of the building as a theatre (sui generis). This proposal refers to five doors located on Market Street, Cross Street and Old Bank Street.

The surrounding area comprises a mix of commercial uses. The Arndale Shopping Centre is located to the north-east of the site and Deansgate to the west. St Mary's Gate is located immediately to the north of the site, Cross Street to the immediate east, Old Bank Street to the south, and Exchange Street to the west. The area contains high quality retailing and several restaurants. The site is located within St Ann's Square Conservation Area.

Planning History

A review of Manchester City Council's ('MCC') online planning register has been undertaken. The following planning applications are relevant to this application:

- 122013/FO/2018 - Replacement of air conditioning condensing units with new air conditioning condensing units within roof top plant enclosure and installation of air conditioning condensing units within lightwell plant area. – approved 19/02/2019

- 121025/LO/2018 - LISTED BUILDING CONSENT Office fit out of 3rd, 4th and 5th floors to include the installation of partitions, kitchen facilities, lighting and services and the installation of externally mounted equipment. – approved 19/02/2019

- 121506/LO/2018 - Listed Building Consent for Internal alterations including the installation of a WC – approved 23/01/2019

- 121080/LO/2018 - LISTED BUILDING CONSENT for the installation of a ducted ventilation system within internal basement and sub-basement areas of the building – 21/12/2018

- 120422/LO/2018 – 'Removal of existing non-original ventilation stack/ flue within the Royal Exchange Clock Tower and repair works to the domed roof of the building' – approved 24/09/2018

- 120804/AO/2018 - Installation of 1no. internally illuminated, individual letter, fascia sign suspended behind the glazing. – approved 19/09/2018

- 118903/LO/2018 – 'Listed building consent for the installation of a ducted ventilation system' - approved 25/05/2018

- 118802/LO/2018 – 'Listed building consent for change of use of vacant unit to D2 (gymnasium) including internal alterations to facilitate occupation' – approved 14/05/2018

- 118801/FO/2018 – 'Change of use of vacant unit to D2 (gymnasium) including internal alterations to facilitate occupation' – approved 14/05/2018

- 118084/LO/2017 – 'Listed building consent for the fit out of currently vacant office space to provide office accommodation and public court space' – approved 05/01/2018;

- 077561/LO/2005/C1 – 'Listed building consent for the installation of 14 no. air conditioning units to roof top' – approved 13/01/2006;

- 070284/LO/2003/C1 – 'Listed building consent for works including internal ceiling light, signage, replacement shutter and doors (entrance), works to the internal shutter and bulkhead' – approved 30/03/2004;

- 054111/LO/CITY1/98 – 'Listed building consent for internal and elevational alterations' – approved 12/05/1998.

The above planning history demonstrates that a number of internal and external alterations have taken place to facilitate the use of the building for commercial uses.

Works that will maintain and enhance the appearance of the Manchester Royal Exchange are paramount not only to its preservation, but also to ensuring that it remains to be economically viable and continues to attract tenants and customers.

Proposal

Full planning permission and listed building consent is sought for the replacement of external doors and associated works at the Manchester Royal Exchange. The application relates to five doors located on Market Street, Cross Street and Old Bank Street.

Full details of the proposals are set out in the Design and Heritage Statement and supporting plans submitted with this application.

Relevant Planning Policy Framework

The NPPF was revised in February 2019 and sets out the planning policies for England at a national level and is a material consideration in planning decisions. The following policies are considered relevant to this full planning permission and listed building consent application:

- **Paragraph 7** of the NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development.

- **Paragraph 8** of the NPPF states that to achieve sustainable development, the planning system has three overarching objectives (economic, social and environmental) which are interdependent and need to be pursued in a mutually supportive way.

- **Paragraph 10** of the document identifies that there is a presumption in favour of sustainable development at the heart of the Framework.

- **Paragraph 11** of the NPPF identifies that decisions should apply a presumption in favour of sustainable development. For decision-taking this means approving development proposals that accord with an up-to-date development plan without delay; or where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

- the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies within the Framework taken as a whole.

- **Paragraph 38** of the NPPF states that local planning authorities should work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area.

- **Paragraph 80** of the NPPF states that planning decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.

- **Paragraph 85** of the NPPF identifies that planning decisions should support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation.

- **Paragraph 189** of the NPPF states that when 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.

- **Paragraph 192** of the NPPF outlines that when determining applications, local planning authorities should take account of:

  a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

  b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

  c) the desirability of new development making a positive contribution to local character and distinctiveness.

- **Paragraph 196** of the NPPF states that 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.

- **Paragraph 200** of the NPPF outlines that local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

Adopted Local Planning Policy Framework

MCC's development plan comprises the Core Strategy (2012) and the 'saved' policies of the Unitary Development Plan ('UDP'). The following policies from the Core Strategy are relevant to this application:

- **Policy CC9** states that development within the City Centre should preserve or enhance identified heritage assets, including listed buildings and Conservation Areas.

- **Policy EN3** requires that new developments must be designed to preserve or, where possible, enhance the historic environment including listed buildings.

The following saved policies from the UDP are relevant to this listed building consent application:

- **Policy DC18** states that the Council will give particularly careful consideration to development proposals within Conservation Areas, such as the effect of major changes to the appearance of existing buildings.

- **Policy DC19** states that the Council will not permit any internal or external alteration to a listed building where there would be an adverse effect on its architectural or historic character.

Material Considerations/Heritage Statement

Impact on the listed building

The Manchester Royal Exchange is a Grade II listed building, designated in 1974. The Design and Heritage Statement accompanying this application details the extensive archive research that has been undertaken as part of the design process, which has informed the final design proposals.

As demonstrated by the site's extensive planning history, a significant number of internal and external refurbishment works have taken place to improve the operationality of the building, while preserving and enhancing its architectural merit.

In terms of the existing external doors, the current timber door-sets to Market Street and Cross Street are believed to date from 1998 and are generally of poor quality. Much of the original non-masonry architectural elements of the Manchester Royal Exchange, such as doors and shopfronts, were damaged by bombs during the 20th century.

The proposed development will reinstate the external doors to a standard commensurate with the high quality architecture of the Manchester Royal Exchange. The materials which will be utilised as part of the proposed development will be appropriate and sympathetic to the setting and relate well to the building's history; informed by the extensive archive research undertaken by the architects. Furthermore, careful consideration has been given to the overall design of the proposed development to ensure that the proposed doors not only relate well to the building itself, but also to one another, thus restoring consistency to the existing streetscape.

In light of this, the benefits of the proposal significantly outweigh any potential harm to the listed building, in accordance with paragraph 196 of the NPPF and Core Strategy policies CC9 and EN3, in addition to saved UDP policy DC19.

Impact on St Ann's Square Conservation Area

The site is located within the St Ann's Square Conservation Area and is a prominent building on St Ann's Square.

The proposal comprises minor external alterations consisting of the replacement of five existing doors and associated works.

The proposed development has been sensitively designed to accord with and to accentuate the impressive architectural and historical character of the Manchester Royal Exchange. The architects have carefully traced the building's history to inform the design process and to achieve a design that closely reflects the original door specifications.

Consequently, the proposal will visually improve the exterior of the Manchester Royal Exchange, enhancing the overall appearance of the building and will contribute positively to the wider

streetscape and conservation area. The proposed development thus accords with paragraph 200 of the NPPF and saved UDP Policy DC18.

Design and Access Statement

Design

The proposals have been informed by the accompanying Design and Heritage Statement, which assesses the nature of the proposed works in the context of the building and its historical and architectural significance. Accordingly, it is considered that the proposed works will have a positive effect on the physical features of the building that justify its status as a listed building.

Amount

The proposal is for the replacement of doors, including associated works. Therefore, there will be no increase in floorspace.

Layout

The proposal will not result in any changes to the layout of the Manchester Royal Exchange.

Scale

The proposed development comprises minor works to the exterior of the Manchester Royal Exchange. The scale of the works is identified on the supporting plans, and in the Design and Heritage Statement and Method Statement, accompanying this application.

The scale of the works is relatively minor comprising the replacement of five exterior doors, and is thus considered appropriate to the character and setting of the Manchester Royal Exchange, particularly as the proposed door specifications are based on the original doors and have been informed by comprehensive archive research.

Landscaping

There will be no additional landscaping as part of the proposals.

Appearance

The proposed design is sympathetic to the building's history and has been informed by extensive archive research.

The research that has been undertaken with regard to the history of the building and the original door specifications will ensure that the proposed design of the development will not detract from the building's external appearance. Rather, the proposals will better reveal the significance of the Manchester Royal Exchange; better reflecting the original door specifications and thus the original architectural style of the building.

Access

Accesses to the site will remain as existing.

Consultation and Listed Building Consent

Due to the scale of the proposed works, no consultation with the public has taken place to inform the proposed works.

Summary and Conclusion

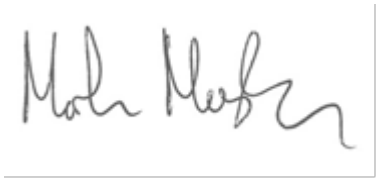
This application for full planning permission and listed building consent is submitted on behalf of BVK Highstreet Retail Royal Exchange Manchester Limited for the replacement of external doors, including associated works, at Manchester Royal Exchange. It has been demonstrated that the proposal will:

- reinstate the external doors to a standard commensurate with the high quality architecture of the Manchester Royal Exchange;
- employ materials that are appropriate and sympathetic to the building's setting and relate well to its history;
- improve the external appearance of the Manchester Royal Exchange; and
- restore a better level of consistency to the existing streetscape.

In conclusion, the proposal will result in less than substantial harm to the significance of the listed building in accordance with paragraphs 192, 196, 200 of the NPPF and Core Strategy policies CC9 and EN3 and saved UDP Policy DC19, and should be considered favourably.

I trust that the above is sufficient to secure validation, however if there is anything further you require then please do not hesitate to contact me.

Yours faithfully,



Mark Murphy BA (Hons) DipTP MRTPI
Planner
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mark.murphy@avisonyoung.com

Appendix I – Drawing Register



drawing series Architectural

job no:316

2 Whites Grounds
London SE1 3LA
t: 0207 403 7323

issue date

Sheet 1

drawing no.	drawing title	scale@sheet	04 02 19
existing			
316. PL.100	Site Plan	1:1250@A3	•
316. PL.101	Existing Location Plan	1:500@A3	•
316. PL.102	Existing Old Bank Street Elevation	1:250@A3	•
316. PL.103	Existing Cross Street Elevation	1:250@A3	•
316. PL.104	Existing Market Street Elevation	1:250@A3	•
316. PL.105	Existing Elevation Door 01	1:50@A3	•
316. PL.106	Existing Plan Door 01	1:20@A3	•
316. PL.107	Existing Section Door 01	1:20@A3	•
316. PL.108	Existing Elevation Door 02	1:50@A3	•
316. PL.109	Existing Plan Door 02	1:20@A3	•
316. PL.110	Existing Section Door 02	1:20@A3	•
316. PL.111	Existing Elevation Door 03	1:50@A3	•
316. PL.112	Existing Plan Door 03	1:20@A3	•
316. PL.113	Existing Section Door 03	1:20@A3	•
316. PL.114	Existing Elevation Door 04 and 05	1:50@A3	•
316. PL.115	Existing Plan Door 04 and 05	1:20@A3	•
316. PL.116	Existing Section Door 04 and 05	1:20@A3	•
316. PL.117	*omitted*		
316. PL.118	Proposed Old Bank Street Elevation	1:250@A3	•
316. PL.119	Proposed Cross Street Elevation	1:250@A3	•
316. PL.120	Proposed Market Street Elevation	1:50@A3	•
316. PL.121	Proposed Elevation Door 01	1:20@A3	•
316. PL.122	Proposed Plan Door 01	1:20@A3	•
316. PL.123	Proposed Section Door 01	1:50@A3	•
316. PL.124	Proposed Elevation Door 02	1:20@A3	•
316. PL.125	Proposed Plan Door 02	1:20@A3	•
316. PL.126	Proposed Section Door 02	1:50@A3	•
316. PL.127	Proposed Elevation Door 03	1:20@A3	•
316. PL.128	Proposed Plan Door 03	1:20@A3	•
316. PL.129	Proposed Section Door 03	1:50@A3	•
316. PL.130	Proposed Elevation Door 04 and 05	1:20@A3	•
316. PL.131	Proposed Plan Door 04 and 05	1:20@A3	•
316. PL.132	Proposed Section Door 04 and 05	1:20@A3	•
316. PL.133	Proposed Typical Door detail	1:20@A3	•
Other documents	D&A, heritage statement	N/a	•
comments		drawing status	
		for information	•
		for comment	
		for approval	
		for tender	
		contract set	
		for construction	
		record	
Distribution			
Client	Anthony Leonard/ Ivan Harrison	Hines	•
Project Manager	Fergus Lowry	GVA	•
Mechanical Eng.			
Electrical Eng.			
Public Healt Eng.			
Structural Eng.			
Approved inspector			

Appendix II – Listing Description

FORMER ROYAL EXCHANGE ROYAL EXCHANGE

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: FORMER ROYAL EXCHANGE ROYAL EXCHANGE
List entry Number: 1200826

Location
1-17, OLD BANK STREET
1-19, ROYAL EXCHANGE ARCADE
4-20, ROYAL EXCHANGE ARCADE
FORMER ROYAL EXCHANGE, 1-7, ST ANNS SQUARE
FORMER ROYAL EXCHANGE, 2-20, CROSS STREET
FORMER ROYAL EXCHANGE, 2-20, MARKET STREET
ROYAL EXCHANGE, 1-13, EXCHANGE STREET

The building may lie within the boundary of more than one authority.

District: Manchester

District Type: Metropolitan Authority

Grade: II

Date first listed: 03-Oct-1974

Legacy System: LBS

UID: 388116

Asset Groupings
This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List entry Description

Summary of Building
Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation
Legacy Record - This information may be included in the List Entry Details.

History
Legacy Record - This information may be included in the List Entry Details.

Details
MANCHESTER

SJ8398SE EXCHANGE STREET 698-1/27/124 (East side) 03/10/74 Nos.1 TO 13 (Odd) Royal Exchange

GV II

Includes: Nos.4 TO 20 ROYAL EXCHANGE ARCADE. Includes: Nos.1 TO 19 ROYAL EXCHANGE ARCADE. Includes: Nos.1 TO 17 OLD BANK STREET. Includes: Nos.1 TO 7 Former Royal Exchange ST ANN'S SQUARE. Includes: Nos.2 TO 20 Former Royal Exchange MARKET STREET. Includes: Nos.2 TO 20 Former Royal Exchange CROSS STREET.

Commercial exchange, now shops, theatre, etc. Rebuilt and enlarged (for the 4th time on this site) in 1914-21, by Bradshaw, Gass and Hope. Portland stone, slate roof with 3 glazed domes. Very large approximately rectangular plan on island site penetrated by east-west arcade at ground floor and enclosing central atrium at 1st floor. Classical style. Four storeys with 2 attic storeys; ground floor treated as rustic, with channelled rusticated piers, giant Corinthian order to 1st, 2nd and 3rd floors with massive entablature and modillioned cornice; 1st attic storey with cornice and balustraded parapet, 2nd attic storey in mansard roof, Baroque turret at north-west corner, domes over other corners. Giant round-headed entrance arch in west side with wide steps up; 1st and 2nd floor windows set in giant round-headed arches; mullioned windows to 3rd floor and 1st attic storey. Interior: very impressive trading hall (now containing modular theatre).