



Paul Butler Associates

Planning, Development & Heritage Consultants

Bruntwood

Faulkner House, Faulkner Street,
Manchester, M1 4DY

Planning and Heritage Statement

28 October 2019

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Appendix 1: Detailed Planning History

Appendix 2: Listed Building Descriptions

1. Introduction

- 1.1 This Planning and Heritage Statement has been prepared by Paul Butler Associates on behalf of Bruntwood to accompany an application for planning permission at Faulkner House, Faulkner Street, Manchester, M1 4DY. The description of development is:

‘External alterations including to Faulkner Street entrance, provision of artwork mural on blank New York Street elevation, manifestations to glazing, lighting and associated works’.

- 1.2 The works are part of a wider refurbishment of Faulkner House including internal improvements to the reception and communal areas. These works are necessary to ensure that the building’s image and arrival experience is reflective of the quality of the office accommodation which is currently being upgraded. The works will help the office accommodation to meet the needs of occupiers and compete with other offices spaces in the City Centre.
- 1.3 As part of the works the existing entrance on Faulkner Street will be improved with a design which will give the building a more distinctive identity and provide a visual statement of a revitalised building. It will also clarify the building’s main entrance point for office occupiers.
- 1.4 An artwork mural is also proposed to the blank New York Street elevation of the building which will make it more recognisable and bring colour and life to the streetscene.

Structure of the Statement

- 1.5 In order to provide a clear understanding of the application proposal and its relationship with the surrounding area, this statement includes:
- A description of the application site and surrounding area;
 - A review of the application site’s planning history;
 - An overview of the proposal;
 - A review of the relevant national and local planning policy guidance; and,

- An appraisal of the proposal against its planning and heritage policy context.

Supporting Information

1.6 The application is supported by a series of drawings prepared by AXI and the following information:

- Completed Application Forms for Planning Permission and Certificates.
- Planning and Heritage Statement prepared by Paul Butler Associates.
- Nano Liner Allegro AC XB Product Specification.

2. The Application Site and Surrounding Area

- 2.1 The proposal relates to Faulkner House, Faulkner Street, Manchester, M1 4DY. It is a flat roof, six storey building comprising offices (use class B1a) on the upper levels with commercial units (use class A3) and further office space on the ground floor. The building is rectangular in shape, set back of pavement and bounded by Faulkner Street to the south, Chain Street to the west, Pine Street to the north and New York Street to the east.

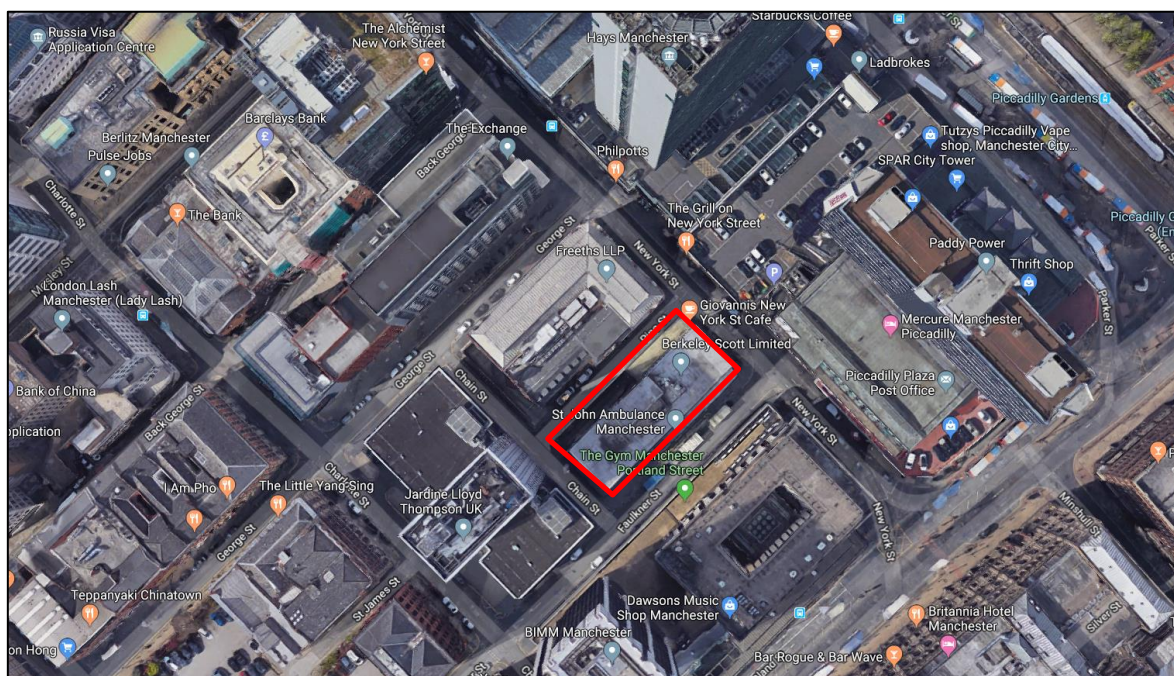


Figure 1: Aerial view of the site.

- 2.2 Faulkner House is of brick and concrete construction and appears to date from the 1960s. At upper levels the Faulkner Street and Pine Street elevations comprise a concrete rib frame construction with openable windows and mosaic spandrel panels. The New York Street and Chain Street elevations are blank gables with cladding at upper levels. The ground floor of the building comprises contemporary full-height glazing with frontages to Faulkner Street, New York Street and part of Pine Street. Ground floor uses which occupy these spaces include 'Giovannis Deli Lounge' and 'Department of Coffee and Social Affairs' in addition to the office reception and a further office suite. The main entrance to the building is located centrally on the Faulkner Street elevation and comprises a small raised platform under an open canopy. The ground floor of the Chain Street elevation and part of the Pine

Street elevation comprise blank brick walls incorporating ventilation louvres and gated access to the building's service area.



Figure 2: View of the Faulkner Street elevation and New York Street elevation (blank gable) of Faulkner House.



Figure 3: View of the Faulkner Street elevation and the existing entrance area.



Figure 4: View of Pine Street elevation and New York Street elevation (blank gable) of Faulkner House.

2.3 Faulkner House is not nationally listed nor within a conservation area. The building does however lie close to the boundary of the George Street Conservation Area' (see figure 4 below) as well as in close proximity to a number of nationally listed building. The potential impact of the scheme upon these heritage designations will require consideration as part of this planning application.

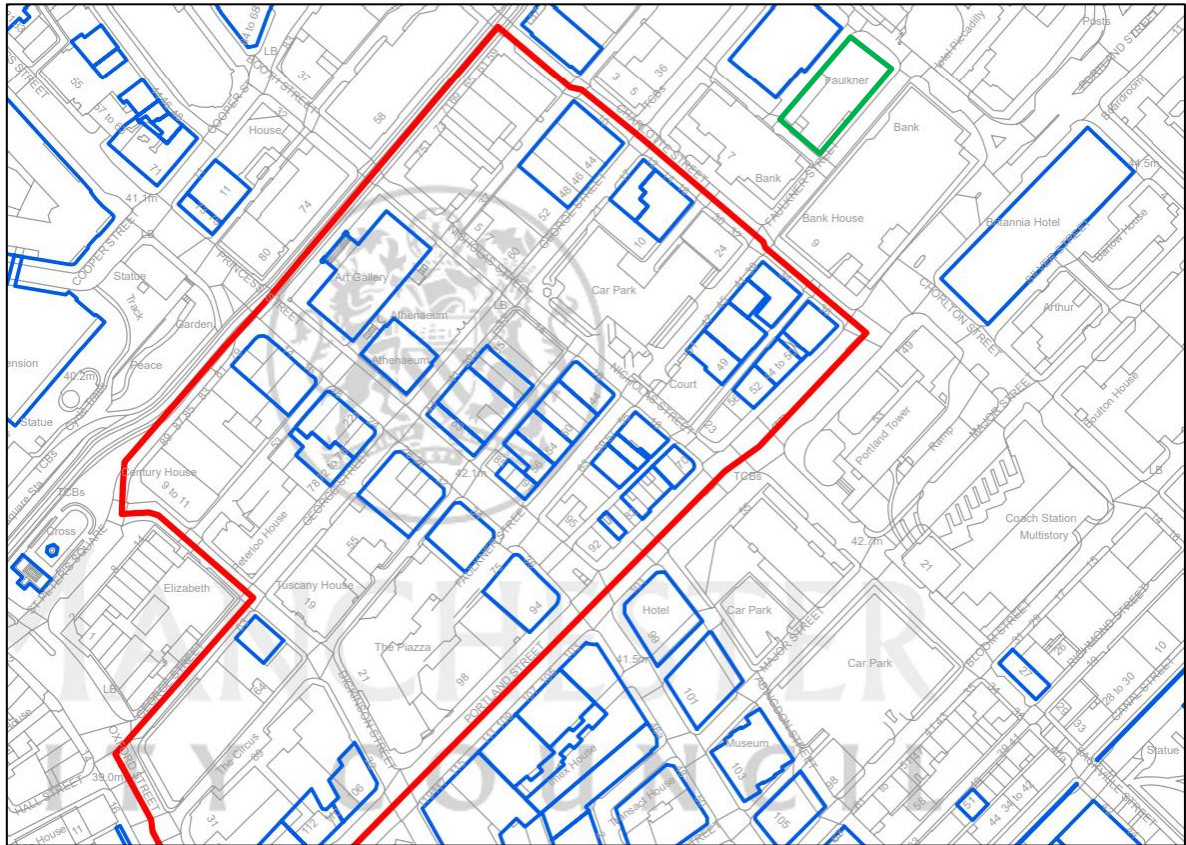


Figure 5: Plan showing Faulkner House in proximity to the boundary of the George Street Conservation Area (red boundary) and nationally listed buildings (outlined blue). The subject site is outlined green.

- 2.4 Uses in the area are varied which is typical of the site's City Centre location. Uses are typically commercial and include offices, shops, cafes, pubs and hotels. There are no residential uses within the immediate vicinity of the site. A notable characteristic of the site's location is its proximity to China Town which influences the building form and character of the area.

3. Planning History

- 3.1 In line with best practice a review of the application site's planning history was undertaken on 23.10.2019 to identify any applications which may be relevant to the proposed development. A series of applications were identified relating to various works including for alterations to the appearance of the building, provision of commercial uses at ground floor level and associated building signage. The detailed planning history of the site is set out at Appendix 1 for reference.
- 3.2 Faulkner House is currently the subject of planning application 124771/FO/2019 for '*External alterations including replacement windows on upper floors, installation of new mechanical plant on roof with screening, together with new ductwork and associated works*'. These works form part of the wider refurbishment and improvement of Faulkner House. Planning application 124771/FO/2019 was submitted by Paul Butler Associates on behalf of Bruntwood and the target date for determination is 18 November 2019.
- 3.3 This wider planning history is not of any particular relevance to the current proposals although it shows that various works have been proposed to the building to adapt it to occupiers' requirements as expectations have developed.

4. The Proposal

4.1 The proposed scheme is for:

‘External alterations including to Faulkner Street entrance, provision of artwork mural on blank New York Street elevation, manifestations to glazing, lighting and associated works’.

4.2 The works are part of a wider refurbishment of Faulkner House including internal improvements to the reception and communal areas. These works are necessary to ensure that the building can continue to offer high quality office accommodation to meet the needs of occupiers and compete with other offices spaces in the City Centre.

4.3 As part of the works the existing entrance on Faulkner Street will be improved with a design which will give the building a more distinctive identity, increase the prominence of the building’s main entrance, and reflect the internal refurbishment works being undertaken. The works have been influenced by a South East Asian design which is a reference to the site’s proximity to China Town.

4.4 An artwork mural is also proposed to the blank New York Street elevation of the building which will make it more recognisable and bring colour and life to the streetscene. The artwork reflects the South East Asian influences and is designed by ‘Peachzz’, a respected UK street artist with an extensive portfolio of work.

4.5 The proposals include subtle illumination of the entrance and mural. Manifestations are also proposed to ground floor windows of office space on Faulkner Street in order to provide a degree of privacy to occupiers and provide an uplift to the building’s appearance.

5. National and Local Planning Policy Context

5.1 Planning policy guidance of relevance to the proposed scheme, and which provides the context for its assessment, is set out within the following:

- The National Planning Policy Framework (NPPF); and,
- The Development Plan for Manchester.

National Planning Policy Framework

5.2 The NPPF sets out the Government's planning policies for England and is a material consideration in the determination of planning applications. A revised NPPF was published 20 July 2018 and updated February 2019. The document states that the purpose of the planning system is to contribute to the achievement of sustainable development. It seeks to achieve this objective by:

- Setting out that there is a need for the planning system to perform a number of roles, including an economic role, social role and environmental role. The economic objective relates to building a strong, responsive and competitive economy and ensuring that sufficient land of the right types is available in the right places. The social objective seeks to support strong, vibrant and healthy communities. The environmental objective seeks to protect and enhance the natural, built and historic environment and make effective use of land, and minimise waste and pollution (Paragraph 8).
- Requiring that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise. Decisions on applications should be made as quickly as possible (paragraph 47).
- Ensuring that planning decisions help create conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity (Paragraph 80).

- Requiring that planning decisions recognise and address the specific locational aspects of different sectors including making provision for clusters or networks of knowledge and data-driven creative and high technology industries (Paragraph 82).
- Ensuring that planning policies support the role that town centres play and taking a positive approach to their growth, management and adaption (Paragraph 85).
- Stating that the creation of high quality buildings and places is fundamental to what planning and the development process should achieve (Paragraph 124).
- Requiring that planning 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; are sympathetic to local character and history including the surrounding built environment; maintain a strong sense of place; and, create places that are safe, inclusive and accessible (Paragraph 127).
- Stating that the quality and character of places can suffer when advertisements are poorly sited and designed. A separate consent process within the planning system controls the display of advertisements, which should be operated in a way which is simple, efficient and effective. Advertisements should be subject to control only in the interests of amenity and public safety, taking account of cumulative impacts (Paragraph 132).
- Stating that new development should be planned for ways that: avoid increased vulnerability to the range of impacts arising from climate change; and, can help to reduce greenhouse gas emissions (Paragraph 150).
- Stating that planning policies and decisions should contribute to and enhance the natural and local environmental by amongst other things preventing new and existing development from being adversely affected by noise pollution (Paragraph 170).
- Stating that planning policies and decisions should ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment. In doing

so they should mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development and avoid noise giving rise to significant adverse impacts on health and the quality of life (Paragraph 180).

- Recognising that heritage assets are an irreplaceable resource and advising that they should be conserved in a manner appropriate to their significance (Paragraph 184).
- Requiring an applicant to describe the significance of any heritage assets, including any contribution made by their setting (Paragraph 189).
- Requiring local authorities to identify and assess the particular significance of any heritage assets that may be affected by a proposal (including by development affecting the setting of a heritage asset) (Paragraph 190).
- Advising that when considering the impacts of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (Paragraph 193).
- Advising 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 securing its optimum viable use (Paragraph 196).
- Advising that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the asset (Paragraph 197).
- Stating that not all elements of a Conservation Area will necessarily contribute to its significance (Paragraph 201).

The Development Plan for Manchester

5.3 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that the determination of planning applications must be made in accordance with the Development Plan, unless other material considerations indicate otherwise. This legislation establishes the Development Plan as the primary decision making document when considering applications. In this instance the development plan comprises:

- Manchester's Core Strategy Development Plan Document;
- 'Saved' Policies of the Unitary Development Plan for the City of Manchester; and,
- The Guide to Development in Manchester Supplementary Planning Document.

5.4 Relevant policies/provisions of these documents are set out below:

Manchester's Core Strategy Development Plan Document (adopted July 2012)

5.5 The Core Strategy, adopted in July 2012, is the key Development Plan Document against which proposals for development will be judged. Core Strategy objectives and policies of particular relevance to the proposed scheme include:

- Spatial Objective SO1 'Spatial Principles' states that the sustainable development of the City can contribute to halting climate change.
- Spatial Objective SO2 'Economy' seeks to support a significant further improvement of the City's economic performance and spread the benefits of this growth across the City to reduce economic, environmental and social disparities, and to help create inclusive sustainable communities.
- Spatial Objective SO4 'Centres' seeks to provide a network of distinctive, attractive and high quality centres.
- Spatial Objective SO6 'Environment' seeks to protect and enhance the natural and built environment of the city, ensure the sustainable use of natural resources, and secure a high standard of design in all development proposals.

- Policy SP 1 'Spatial Principles' states that development should aid the creation of neighbourhoods of choice by creating well designed places that enhance or create character; protect and enhance the built and natural environment; minimise emissions and reuse previously developed land wherever possible; and, improve access to jobs and services.
- Policy EC 1 'Employment and Economic Growth in Manchester' states that a minimum of 200 ha of employment land will be developed between 2010 and 2027 for offices (B1a), research and development (B1b), light industrial (B1c), general industry (B2).
- Policy EC 3 'The Regional Centre' states that within the Regional Centre development for employment generating uses including offices and other commercial development will be encouraged.
- Policy CC 1 'Primary Economic Development Focus: City Centre and Fringe' states that the City Centre is a strategic economic location and focus of employment growth in the City and City Region. The City Centre is expected to accommodate 33ha. Within the City Centre and the fringe a variety of high quality accommodation types, sizes and foot-plates will be encouraged to boost investment by local, national and international businesses.
- Policy CC 9 'Design and Heritage' states that development in the City Centre should preserve or enhance heritage assets including listed buildings and conservation areas.
- Policy EN 1 'Design Principles and Strategic Character Areas' states that all development in Manchester will be expected to follow the seven principles of urban design; and, in the City Centre Character Area consideration should be given to the City's heritage.
- Policy EN 3 'Heritage' states that new developments must preserve or enhance the character and setting of conservation areas.

- Policy DM 1 'Development Management' sets out various issues that development should have regard to, including, amongst other things: appropriate siting, layout, materials and detail; impact on the surrounding areas; effects on amenity; adequacy of internal accommodations; and, effects relating to built heritage.

Saved Policies of the Unitary Development Plan (UDP) for the City of Manchester (adopted 1995)

5.6 The UDP was superseded by the Core Strategy. However, a number of UDP policies have been 'saved'. Extant policies contained within the UDP which may be of relevance to the development proposal include:

- RC20 Area 5 Sub-Area 8 'Oxford Street/Portland Street/York Street/Mosley Street' which describes the area as adjacent to the financial core and having a history of commercial use. It suggests that the predominant character of the area is that of older floorspace with a degree of vacancy evident particularly away from main frontages.
- Policy DC14 'Shop Fronts and Related Signs' seeks to ensure that the frontages and signage of commercial premises are in keeping with the character of the building and the surrounding area.
- DC18.1 'Conservation Areas' states that development proposals adjacent to Conservation Areas will be granted only where it can be shown that they will not harm the appearance or character of the area. This will include the protection of views into and out of Conservation Areas.
- DC19.1 'Listed Buildings' states that in determining planning applications for development involving or having an impact on listed buildings the Council will have regard to the desirability of protecting their general setting.
- DC22.1 'Footpath Protection' states the Council will have regard to the effect on existing pedestrian routes and will not normally allow development which would result in unacceptable inconvenience to local pedestrian movement.

The Guide to Development in Manchester Supplementary Planning Document and Guidance (April 2007)

5.7 This document aims to support and enhance the on-going development of the City by providing a set of reasoned principles which will guide developers, designers and residents to the sort of development that would be acceptable. The sections of the guide that are of relevance to the scheme include:

- Section 1 'Creating a Sense of Place' which aims to encourage the creation of places which are welcoming, inclusive, neighbourly, interesting and attractive.
- Section 2 'Design' which provides guidance under 7 key principles recognised as being urban design characteristics which together create successful places.

Other Relevant Guidance

5.8 Manchester City Council has also published a number of other guidance documents, which although not forming part of The Development Plan for Manchester are material considerations in the determination of planning applications. These include:

- Design for Access 2 (2003);
- City Centre Strategic Plan 2015-2018 (March 2016); and,
- Manchester Strategy (January 2016).

Design for Access 2 (2003)

5.9 This is the Council's best practice guidance on inclusive design standards. It sets out the City's aspirations for inclusive development and is intended for use by architects, planners, engineers, landscape architects and other designers. The document acknowledges that when dealing with the constraints imposed by existing buildings it may not always be possible to meet the access standards set out within the document.

City Centre Strategic Plan 2015-2018 (March 2016)

5.10 On the 2 March 2016, the City Council's Executive approved the City Centre Strategic Plan which seeks to provide an up-to-date vision for the City Centre within the current economic and strategic context along with outlining the key priorities for the next few years.

- 5.11 Overall the City Centre plan seeks to 'shape the activity that will ensure that the City Centre continues to consolidate its role as a major economic and cultural asset for Greater Manchester and the north of England'. The site is located within the 'Central Business District' where the continued focus is on providing high quality office/commercial space for a range of sectors.

Manchester Strategy (January 2016)

- 5.12 The strategy sets the long term vision for Manchester's future and how this will be achieved. An important aspect of this strategy is the City Centre and how it will be a key driver of economic growth and a major employment centre.

6. Planning and Heritage Appraisal

6.1 Having regard to the planning policy guidance detailed in section 5, the key material considerations against which the proposed scheme should be considered include:

- Principle of Proposed Works
- Design and Heritage Matters
- Disabled Access
- Security Considerations

Principle of Proposed Works

6.2 The works are part of a wider refurbishment of Faulkner House including internal improvements to the reception and communal areas. These works are necessary to ensure that the building can continue to offer high quality office accommodation to meet the needs of occupiers and compete with other offices spaces in the City Centre.

6.3 As part of the works the existing entrance on Faulkner Street will be improved with a design which will give the building a more distinctive identity, increase the prominence of the building's main entrance, and reflect the internal refurbishment works being undertaken.

6.4 An artwork mural is also proposed to the blank New York Street elevation of the building which will make it more recognisable and bring colour and life to the streetscene. Artwork murals on elevations of buildings are a common feature in modern towns and cities. They can help to animate and add interest to the townscape and make an important cultural contribution. There are an extensive number of similar artwork murals located on buildings across Manchester City Centre including on heritage buildings and in conservation area locations.

6.5 The proposals include subtle illumination of the entrance and mural. Manifestations are also proposed to ground floor windows of office space on Faulkner Street in order to provide a degree of privacy to office occupiers. These will replace existing manifestations that exist but with a more design-led aesthetic.

- 6.6 The proposal represents investment in existing office accommodation which is supported by various national and local planning policies including Core Strategy Spatial Objective SO 2, Policies SP 1, EC 2, EC 3, and CC1. The proposal is also consistent with provisions contained within the City Centre Strategic Plan and the Manchester Strategy by delivering improvements to existing employment/office space located in Manchester City Centre.

Design and Heritage Matters

- 6.7 Externally the ground floor of Faulkner House has undergone refurbishment in recent years including the installation of floor to ceiling frameless glazing and works to the entrance area. Despite these works there continues to be an ongoing requirement to ensure that the building meets the requirements of office occupiers and a high quality external appearance is maintained. There is an aspiration to give the building a more distinctive identity and ensure that external appearance of the building reflects and highlights the internal refurbishment works to the reception and communal areas.
- 6.8 The proposed works have been influenced by a South East Asian design which is a reference to the site's proximity to China Town. This is achieved in a subtle and contemporary manner avoiding a themed or contrived appearance. This design approach is reflected in the composition and materiality of the entrance / canopy area as well as in the artwork mural to the New York Street elevation of the building which is by a respected UK street artist with an extensive portfolio of work, 'Peachzz'. This mural artwork helps give the building a unified and distinctive identity.
- 6.9 The entrance area will utilise materials which reflect the design approach and will have a robust quality which is required for the site's City Centre context. Samples of materials have been sourced and will be available for inspection by the Council. Subtle illumination will be provided around the entrance as well as to the art work mural. The works proposed by this application will also be in keeping with the external alterations including the installation of high specification replacement windows which are the subject of live planning application 124771/FO/2019, with a similar design approach and materiality helping to unify elements.

- 6.10 Overall the external alterations will enhance the appearance of the building. The visual improvements will help make the building more attractive to high quality office occupiers enabling Faulkner House to continue to provide valuable employment space in a highly accessible central location. The proposals are consistent with relevant design policies including Core Strategy Policies SP 1, EN 1, and DM 1; Saved UDP Policy DC14, the Guide to Development in Manchester SPD, and provisions of the NPPF.
- 6.11 As has been previously noted the building is located within proximity to a number of listed buildings and the boundary of the George Street Conservation Area (see figure 6 below). The application proposal has the potential to affect the setting of nearby listed buildings and the George Street Conservation Area and these potential impacts are considered under the headings below. The potential impact on the setting of Bank House/Bank Chambers is also considered as this building could be regarded as a non-designated heritage asset.

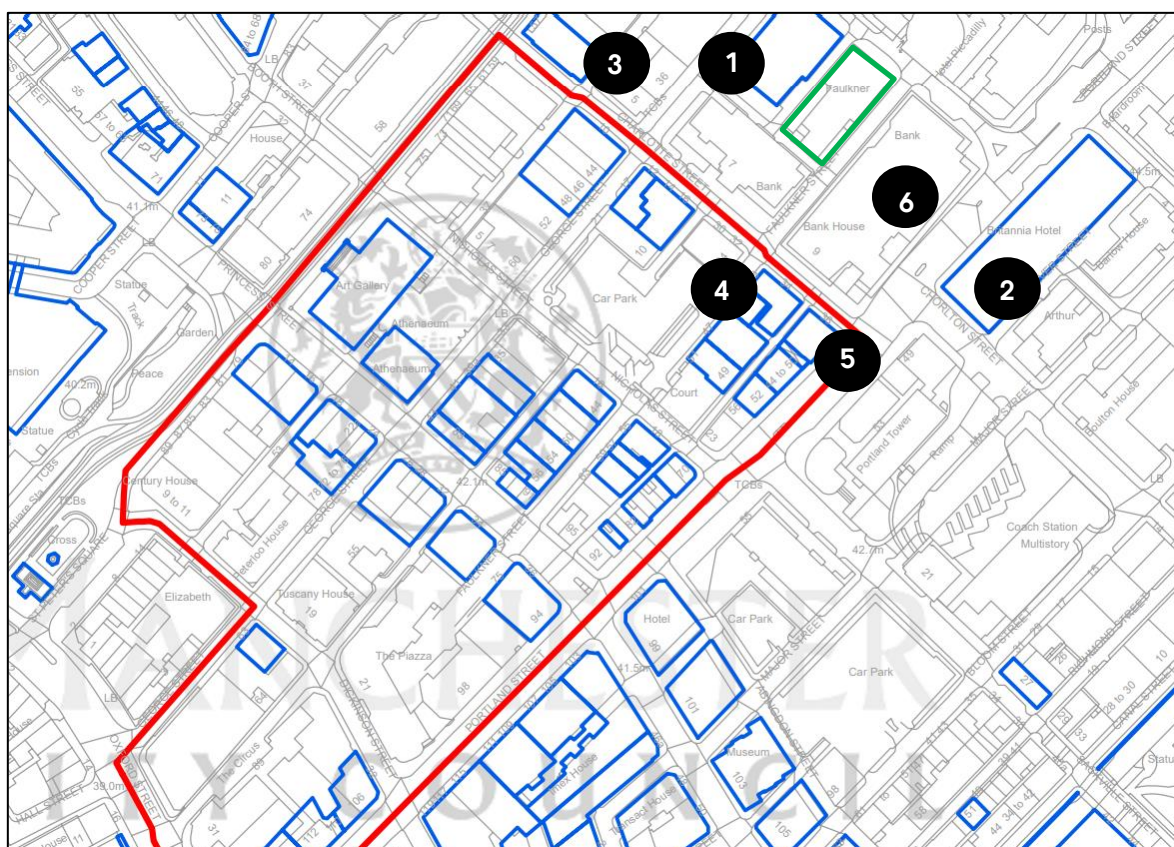


Figure 6: Plan showing Faulkner House in proximity to the boundary of the George Street Conservation Area (red boundary) and nationally listed buildings (outlined blue). The subject site is outlined green.

Potential Impact on Setting of Nearby Listed Buildings

6.12 Faulkner House is situated in proximity to a number of listed buildings. The nearest listed buildings are:

- 'Telephone Buildings' (grade II listed) located at 5 New York Street on the opposite side of Pine Street (identified by the no. 1 on figure 5).
- 'Britannia Hotel' (grade II* listed) on Portland Street (identified by the no.2 on figure 5).
- 'The Portico Library and the Bank Public House' (grade II* listed) on Mosley Street (identified by the no.3 on figure 5).
- 'Lindencourt House' (grade II listed) on Faulkner Street (identified by the no. 4 on figure 5).
- 'Fraser House' (grade II listed) on the junction of Portland Street and Charlotte Street (identified by the no. 5 on figure 5).

6.13 The area around Faulkner House is highly developed with buildings typically situated at the back of pavement. The area generally has a grid iron street pattern which typically means that there are longer distant views along streets with development positioned either side. This characteristic means that the potential for Faulkner House to have intervisibility with listed buildings is limited, as does the scale of other buildings nearby such as the City Tower complex on the opposite side of New York Street and St James's Tower on the opposite side of Chain Street.

6.14 Following a visit to the site and surrounding area it is judged that the main listed buildings which Faulkner House has intervisibility with is 'Telephone Buildings' and the 'Britannia Hotel'. Intervisibility with 'Telephone Buildings' is looking along New York Street, Pine Street and Chain Street (see figures 7, 8 and 9 respectively). Intervisibility with the 'Britannia Hotel' is looking along New York Street (see figure 10). The potential impact on these views where they have potential to be affected by the proposed works is considered below. Whilst longer distance views of Faulkner House in the context of other listed building may be possible from vantage points elsewhere in the City Centre, the limited scope of the works means the potential for any wider material impact is judged to be negligible.

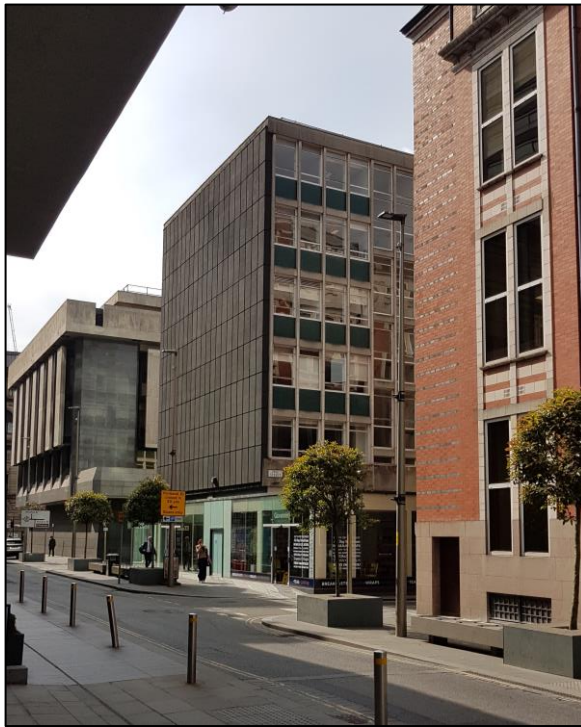


Figure 7: View showing Faulkner House in the context of 'Telephone Buildings' looking along New York Street.



Figure 8: View showing Faulkner House in the context of 'Telephone Buildings' looking along Pine Street.



Figure 9: View showing Faulkner House in the context of 'Telephone Buildings' looking along Chain Street.



Figure 10: View showing Faulkner House in the context of the 'Britannia Hotel' looking along New York Street.

Potential Impact on the Setting of Listed Buildings

- 6.15 The proposed works to the entrance area will affect views looking along Faulkner Street. It will be most prominent when looking north along Faulkner Street, and will have much less visibility when looking south as the entrance sits flush with part of the building occupied by 'Department of Coffee and Social Affairs'. From these viewpoints Bank House/Bank Chambers will be visible (located on the opposite side of Faulkner Street), whilst part of Lindencourt House will be visible when looking south along Faulkner Street. No views of other listed buildings will be possible.
- 6.16 The proposed works to the entrance area are considered to be visual improvements whilst the built form is generally unchanged except for the 'squaring off' of the platform and canopy area. Due to the design quality of the works and their modest nature it is considered that proposal will have a minor but positive impact on the setting of Bank House/Bank Chambers and Lindencourt House when looking along Faulkner Street.
- 6.17 In terms of the proposed artwork mural this has the potential to affect views from New York Street including looking east and west along the road. From these viewpoints the proposed artwork mural has the potential to affect the setting of 'Telephone Buildings' and the 'Britannia Hotel'. The existing New York Street elevation of Faulkner House is blank and does not make an active contribution to the streetscene. The proposed artwork mural will add interest to the elevation and help to animate the building with colour and life. Whilst the design of the mural will make the building more prominent in the streetscene it is not considered that it will have a fundamental impact on the setting of the aforementioned buildings or cause any harm.
- 6.18 The proposed works to the entrance and the artwork mural will improve the appearance of Faulkner House and change the general environment in which surrounding listed buildings are experienced although their fundamental setting is unaffected. For reasons previously discussed the proposed works are considered to represent high quality alterations which are sensitive to the site's context and therefore consistent with national and local planning policy.

Potential Impact on the George Street Conservation Area

- 6.19 Faulkner House is situated approximately 50m to the north of the boundary of the George Street Conservation Area. The conservation area comprises an area at the heart of the City Centre and is a busy commercial district, however the area is best known as the location of Manchester's China Town. The history of the area goes back to the Georgian period when agricultural fields were developed with urban uses and new streets laid out on a regular grid pattern.
- 6.20 The area has undergone significant development over the years with buildings ranging in age and style. As noted previously the proposed scheme will not extend the building or alter its built form. The proposal will improve the visual appearance of the building for reasons previously identified. The proposals are of a scale and nature which would not materially impact on the character and appearance of the George Street Conservation Area.
- 6.21 This section has considered the design and potential heritage implications of the application proposal, including the relationship with the George Street Conservation Area and the potential impact on the setting of nearby listed buildings. It is concluded that the scheme will improve the appearance of Faulkner House and will not have an adverse impact on the character and appearance of the George Street Conservation Area or the townscape setting of the nearby listed buildings. The proposal is therefore consistent with sections 12 and 16 of the NPPF, Core Strategy Policies EN 1, EN 3, CC 9 and DM 1 and Saved UDP Policies DC18.1 and DC19.1.

Disabled Access

- 6.22 Faulkner House was designed without level access from the street into the reception area and has operated in this manner through its lifetime with a management plan being employed by Bruntwood which involves the use of a removable ramp. Due to the challenges associated with the existing building and surroundings it is not considered feasible to provide a permanent ramp to the entrance.

- 6.23 One location for the ramp that was considered was to align with the front elevation of the façade to the right hand side of the entrance, however a 1500mm clear ramp would restrict the highway to 1025mm clear, typically unacceptable as a 1500mm clear pedestrian route should always be achieved.
- 6.24 The second location reviewed is depicted on submitted drawing AXI - 165 but this felt like a secondary approach as it meant the landing at the head of the ramp was at the rear swing of the door, restricting a clear route around and resulting in a potential clash point. The only way to overcome this would be to extend the landing out onto the public highway however this would compromise the principal pedestrian traffic route and present an obstacle when approaching (the entrance doors must open outward as the primary means of escape).
- 6.25 For these reasons it is the applicant's position that the provision of a ramp is not feasible and that the means of access into the building for wheelchair users will continue to be managed through the existing management plan. Consideration has also been given to the installation of a platform lift however this would present insurmountable technical challenges and costs linking to structural reinforcements necessary to the highway. The Council's Design for Access 2 (DFA2) document is an aspirational document which acknowledges that there can be difficulties in meeting these standards. For the above reasons it is considered that appropriate wheelchair access is achieved which satisfies DFA2.

Security Considerations

- 6.26 The proposal involves the installation of new entrance doors to Faulkner Street entrance. The new doors will be security rated (PAS certified to, BS PAS 24, STS202 or LPS 1175 SR2) and illumination will be provided around the entrance. The entrance area and use of materials reflects the City Centre context of the site and ensures a robust and secure environment is achieved which deters anti-social behaviour and crime. On this basis the proposal is consistent with Core Strategy Policy DM 1, the Guide to Development in Manchester SPD, and relevant provisions of the NPPF (section 8 and 12).

7. Conclusion

- 7.1 This Planning and Heritage Statement has been prepared by Paul Butler Associates on behalf of Bruntwood to accompany applications for planning permission at Faulkner House, Faulkner Street, Manchester, M1 4DY. The description of development is:

‘External alterations including to Faulkner Street entrance, provision of artwork mural on blank New York Street elevation, manifestations to glazing, lighting and associated works’.

- 7.2 As discussed throughout this statement, the application proposal will deliver a series of positive planning benefits including visually enhancing the building’s appearance. The works will help to give Faulkner House a clear identity and make it more attractive to office occupiers. The works will enhance the Faulkner Street and New York Street streetscenes, and will not have an adverse impact on the George Street Conservation Area or the townscape setting of nearby listed buildings.
- 7.3 This Planning and Heritage Statement has assessed the application proposals and has concluded that they accord with the relevant national and local planning policy context. Paul Butler Associates are pleased to submit this application on behalf of Bruntwood and look forward to working with Manchester City Council in progressing the application through to a positive determination.

Appendix 1: Detailed Planning History

Application Reference No.	Location (as per MCC's website)	Description of Development	Decision and Date
116870/AO/2017	Faulkner House Faulkner Street Manchester M1 4DY	Installation of signage	Approved 18 Aug 2017
081971/FO/2007/C2	Faulkner House Faulkner Street Manchester M1 4DY	Elevational alterations to form new frontage to York Street, Faulkner Street and Pine Street, increase in ground floor level area and change of use to A1, A2 or B1 use	Approved 5 Mar 2007
072114/FO/2004/C2	Faulkner House Faulkner Street City	Installation of air conditioning condensing units to roof.	Approved 14 Oct 2004
071676/FO/2004/C2	Faulkner House Faulkner Street City	Installation of disabled ramp to front elevation.	Approved 13 Oct 2004
048739/FO/CITY2/95	Faulkner House, Faulkner Street, City	Use of part of the ground floor as a young persons health and advice centre and formation of a new ramp and ballustrade to new entrance door from York Street	Approved 07 Dec 1995
044688/FO/CITY2/93	Ground floor, Faulkner House, Faulkner Street, City	Alterations to showroom and change of use to form sandwich shop	Approved 14 Jan 1994
042460	Part ground floor, Faulkner House, Faulkner Street, City	Change of use of ground floor showroom to either Class A2 use or Class A3 use	Approved 10 Dec 1992
033764	Faulkner House Faulkner Street, City CENTRAL	Externally illuminated name sign	Approved 21 Aug 1989
F/AD03000	Faulkner House, Faulkner Street, City	A) Illuminated transom name sign on York Street elevation of Estate	Approved 11 Nov 1980

Application Reference No.	Location (as per MCC's website)	Description of Development	Decision and Date
		Agents. B) Illuminated double sided name sign on York Street elevation.	
F/AD03000	Faulkner House, Faulkner Street, City	A) Illuminated transom name sign on York Street elevation of Estate Agents. B) Illuminated double sided name sign on York Street elevation.	Approved 11 Nov 1980
F06964	Faulkner House, Faulkner Street/York Street, City.	Alterations and use of part of the ground floor office accommodation as a Shop with food preparation, storage and office accommodation.	Approved 22 Sep 1977
F05675	Faulkner House, Faulkner Street/York Street, City.	Alterations and use of part of the ground floor office accommodation as a shop with food preparation, storage and office accommodation.	Not proceeded with 28 Jan 1977

Appendix 2: Listed Building Descriptions



TELEPHONE BUILDINGS

Overview

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1255051

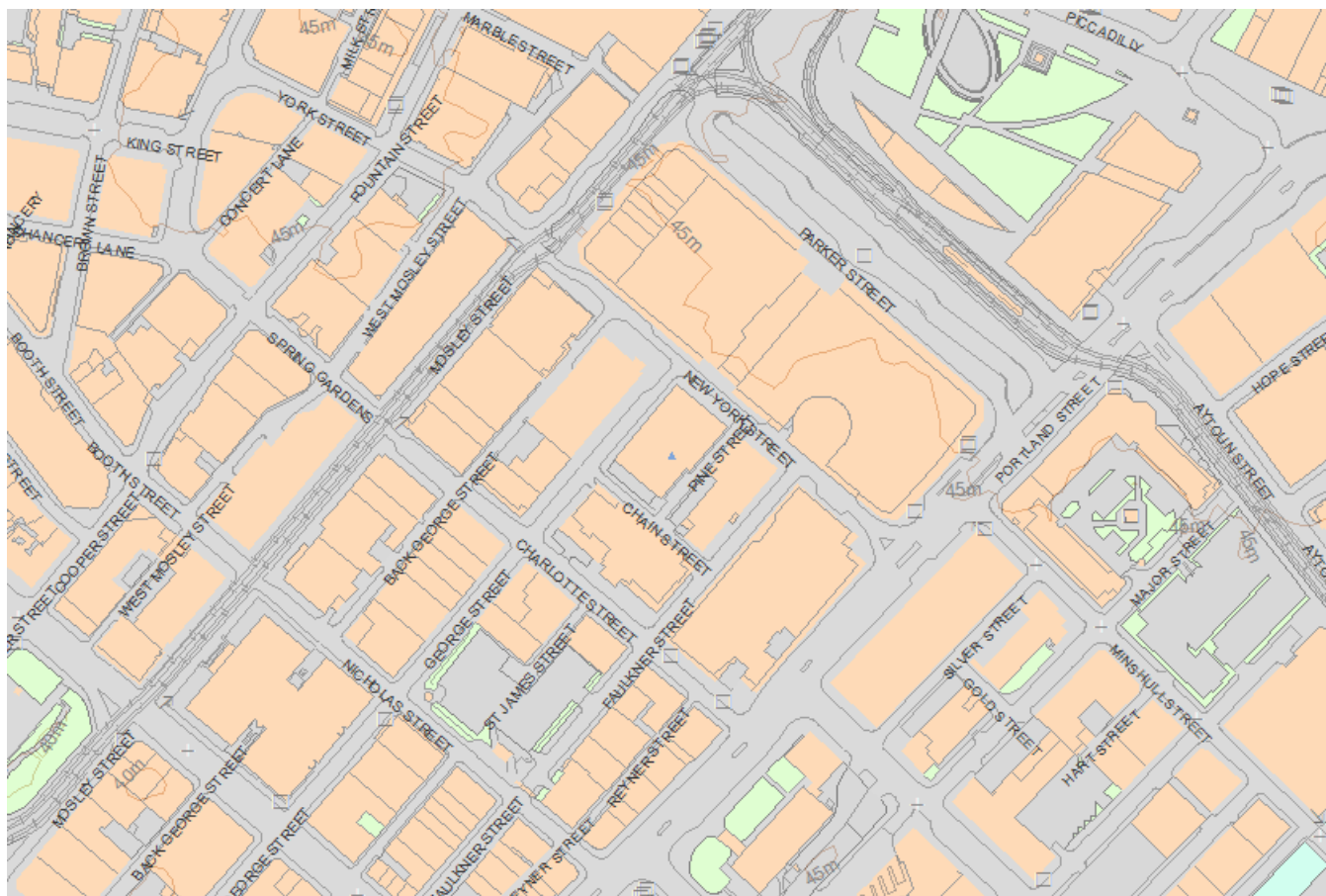
Date first listed:

20-Jun-1988

Statutory Address:

TELEPHONE BUILDINGS, 5, NEW YORK STREET, M1 4JB

Map



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This copy shows the entry on 03-Sep-2019 at 15:40:34.

Location

Statutory Address:

TELEPHONE BUILDINGS, 5, NEW YORK STREET, M1 4JB

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

District:

Manchester (Metropolitan Authority)

National Grid Reference:

SJ 84240 98124

Details

This List entry was subject to a Minor Amendment on 19/05/2017

SJ 8498 SW, 698-1/28/446

MANCHESTER, New York Street (south side), No. 5, Telephone Buildings

(Formerly Listed as: YORK STREET (South side), No.26 Telephone Buildings)

20/06/88

II

Former telephone exchange. 1909, by L. Stokes and Beaumont. Red brick; cream faience dressings and banding; blue brick bands to quoins; granite basement; leaded roof. Rectangular plan. Three storeys with basement and attic, five bays to New York Street; central segmental-headed entrance with paired wooden doors; square-headed windows, paired in the outer bays and triple in the other bays, and a canted oriel in the centre bay rising through 1st and 2nd floors, all these windows with flush faience mullions; diamond-pattern panels below 1st-floor windows. Faience console cornice above 2nd floor; square-headed windows to attic, with moulded surrounds, and Diocletian window in centre. Six chimneys rising between the bays and linked in pairs at roof level. Eaves gutter and subsidiary cornice. Left and right-hand return sides similar.

Listing NGR: SJ8424098124

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number:

458643

Legacy System:

LBS

Legal

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

End of official listing

Images of England

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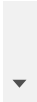
Date: 25 Feb 2007

Reference: IOE01/16320/33

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Archive image, may not represent current condition of site.

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BRITANNIA HOTEL

Overview

Heritage Category:

Listed Building

Grade:

II*

List Entry Number:

1246952

Date first listed:

25-Feb-1952

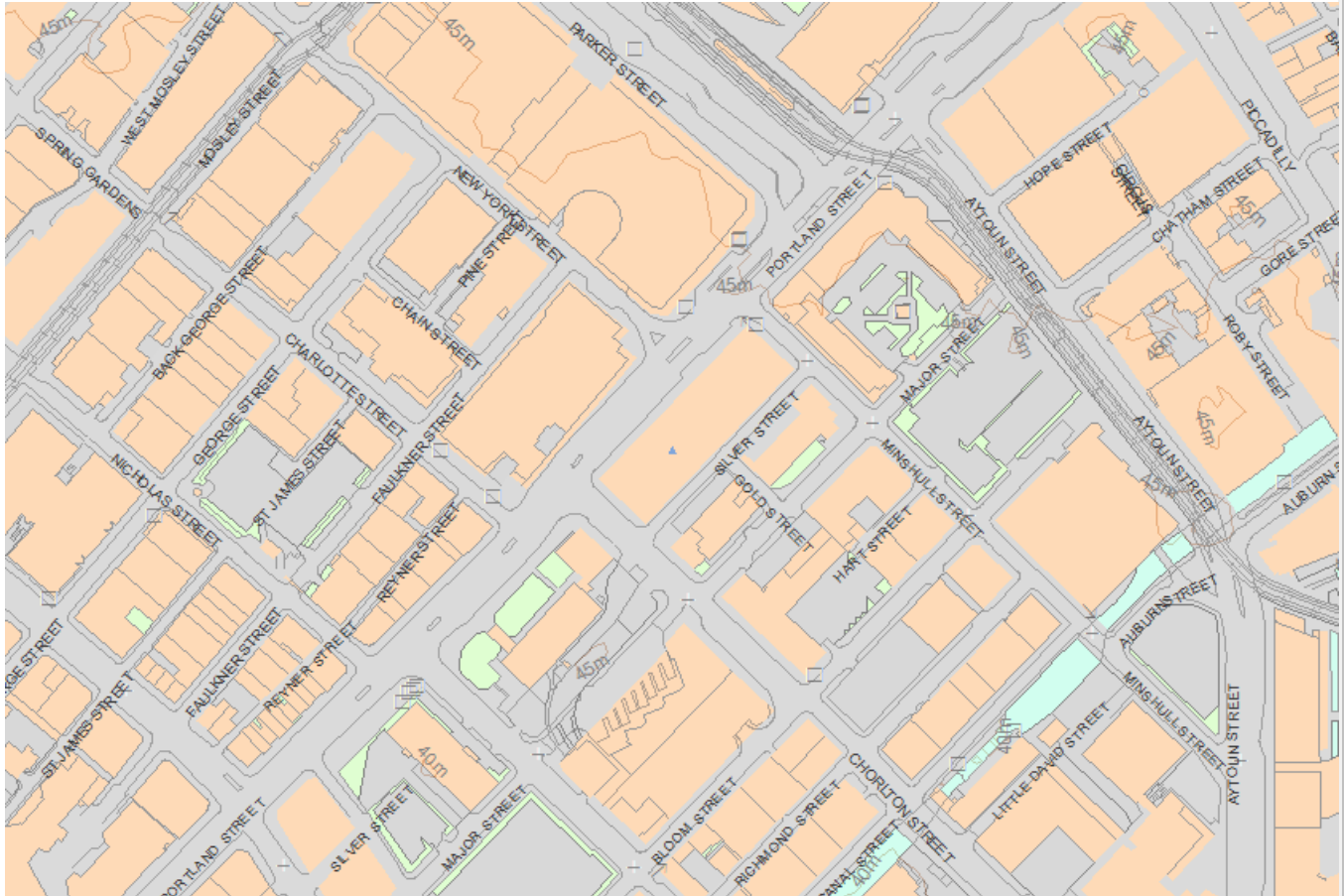
Date of most recent amendment:

06-Jun-1994

Statutory Address:

BRITANNIA HOTEL, 35-47, PORTLAND STREET

Map



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This copy shows the entry on 03-Sep-2019 at 15:40:41.

Location

Statutory Address:

BRITANNIA HOTEL, 35-47, PORTLAND STREET

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

District:

Manchester (Metropolitan Authority)

National Grid Reference:

SJ 84336 98041

Details

MANCHESTER

SJ8498SW PORTLAND STREET 698-1/28/300 (South East side) 25/02/52 Nos.35 TO 47 (Odd) Britannia Hotel (Formerly Listed as: PORTLAND STREET (South East side) Nos.35 TO 47 (Odd) Britannia House)

GV II*

Formerly known as Watts Warehouse. General warehouse, the largest and most grandiose of all Manchester warehouses; now hotel. 1851-6, by Travis and Mangnall. Sandstone ashlar (roof not visible). Large rectangular plan parallel to street. Eclectic palazzo style. Five storeys with basement and roof pavilions, 23 bays, symmetrical; with granite base to massive chamfered plinth, channelled rustication to ground, 1st and 2nd floors, fluted corner pilasters to each upper floor, cornices over 2nd, 3rd and 4th floors (that over 3rd floor dentilled), and 4 large lateral rectangular pavilions symmetrically placed (at the ends and flanking a 7-bay centre). The openings are treated in a different style on each floor, and all the windows are recessed: those at ground floor round-headed with stepped voussoirs and keystones enriched alternately with herms and ship-prows, except for coupled doorways in the 7th and 8th, and 16th and 17th bays which have round-headed arches on coupled columns, mask keystones and internal steps; those at 1st floor square-headed, with balustrades and Elizabethan-style enrichment including carved swan-neck pediments with urn finials; those at 2nd floor square but with colonette-in-antis screens; those at 3rd floor taller and round-headed, with imposts and keystones; and those at 4th floor set in continuous colonnades of short square columns with carved caps. In addition, each pavilion has panelled pilasters, cornice, parapet (formerly with shaped gables) and 2 large Gothic wheel-windows. Seven-bay returned ends in matching style, the pavilions with wheel windows in 5 bays, strap-work in the outer bays, and balustraded parapets. Interior: internal porch of left-hand entrance contains fine war memorial of c.1920, with bronze sculptural group and inscribed tablet; entrance hall has spectacular open staircase of cast-iron with flying lateral flights at each floor in the form of a succession of "Ponte Rialtos".

Listing NGR: SJ8433698041

This List entry has been amended to add sources for War Memorials Online and the War Memorials Register. These sources were not used in the compilation of this List entry but are added here as a guide for further reading, 30 January 2017.

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number:

456047

Legacy System:

LBS

Sources

Websites

War Memorials Online, accessed 30 January 2017 from <https://www.warmemorialsonline.org.uk/memorial/173299>

War Memorials Register, accessed 30 January 2017 from <http://www.iwm.org.uk/memorials/item/memorial/10670>

Legal

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

End of official listing

Images of England

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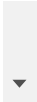
Date: 26 Jun 2001

Reference: IOE01/04073/32

Rights: Copyright IoE Mr Neil Short. Source Historic England Archive

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THE PORTICO LIBRARY AND THE BANK PUBLIC HOUSE

Overview

Heritage Category:

Listed Building

Grade:

II*

List Entry Number:

1197930

Date first listed:

25-Feb-1952

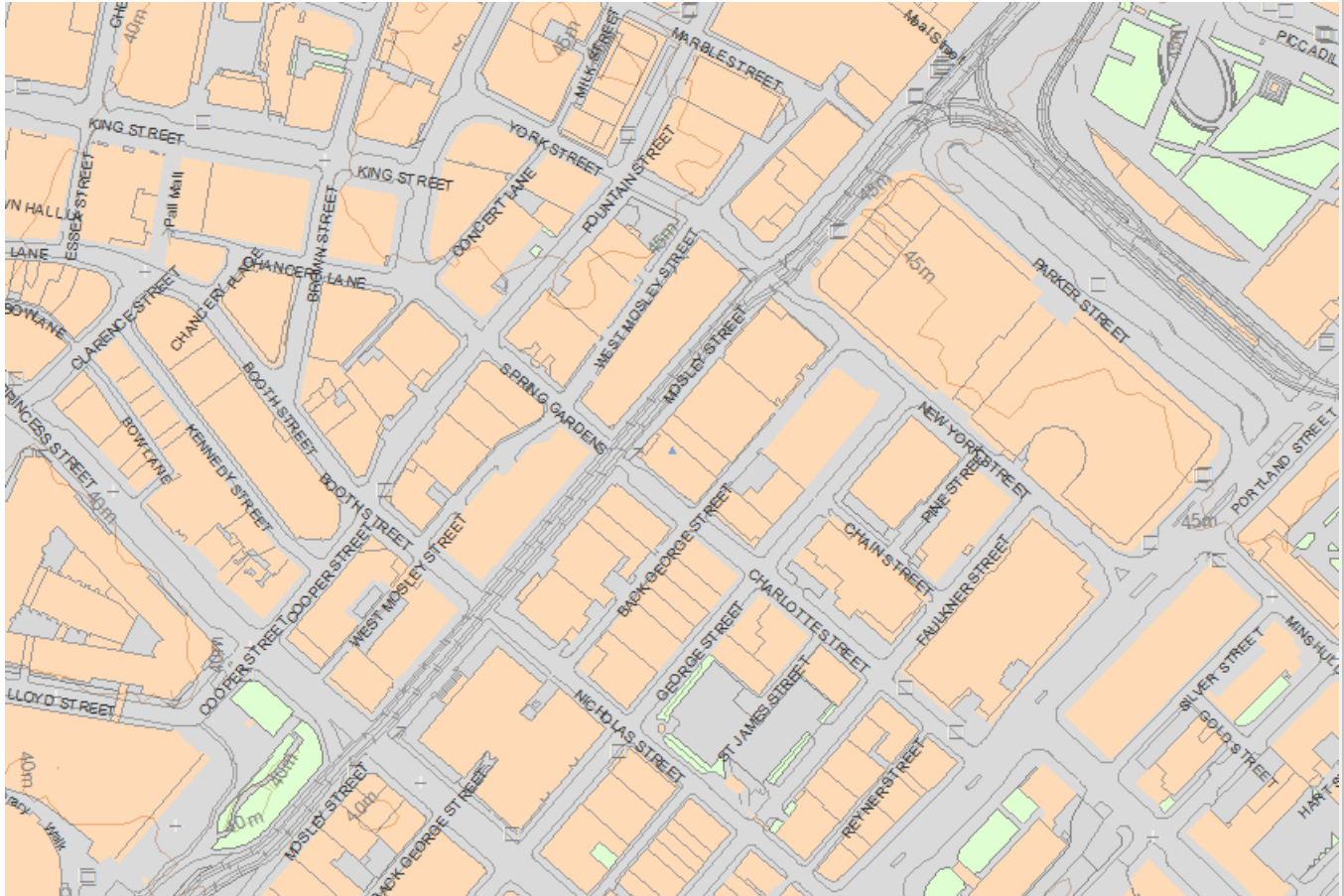
Date of most recent amendment:

06-Jun-1994

Statutory Address:

THE PORTICO LIBRARY AND THE BANK PUBLIC HOUSE, 57, MOSLEY STREET

Map



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(<https://historicengland.org.uk/terms/website-terms-conditions/>).

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(http://mapservices.HistoricEngland.org.uk/printwebservicehle/StatutoryPrint.svc/427730/HLE_A4L_Grade|HLE_A3L_Grade).

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This copy shows the entry on 05-Sep-2019 at 17:17:29.

Location

Statutory Address:

THE PORTICO LIBRARY AND THE BANK PUBLIC HOUSE, 57, MOSLEY STREET

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

District:

Manchester (Metropolitan Authority)

National Grid Reference:

SJ 84143 98139

Details

MANCHESTER

SJ8498SW MOSLEY STREET 698-1/28/240 (East side) 25/02/52 No.57 The Portico Library and The Bank PH (Formerly Listed as: MOSLEY STREET (East side) No.57 Portico Library and Lloyds Bank)

GV II*

Subscription library, subsequently bank and library, now public house and library. 1802-6, by Thomas Harrison of Chester; altered. Sandstone ashlar (roof not visible). Rectangular plan on corner site at junction with Charlotte Street. Classical style. Two storeys with basement and attic, presenting a slightly projected 3-bay pedimented loggia with 4 giant Ionic columns; with a plinth (steps between the columns), 1st floor string-course carried round, moulded architrave, plain frieze and dentilled cornice also carried round; 2 doorways and 3 square 1st-floor windows under the loggia. Inserted in the front wall is a VR post box. The right-hand return wall to Charlotte Street has a doorway into the side of the loggia, a square window above this and another at 1st floor, then breaks forward as a 5-bay colonnade of giant Ionic semi-columns, each bay containing a tall sashed window at ground floor, with pediments and cornices in alternate bays, a square window at 1st floor, and an attic storey expressed as a pilastered parapet; and terminates with one bay beyond. Interior: formerly galleried, with reading room at ground floor level and library on gallery, but ceiling inserted at gallery level c.1920 and ground floor remodelled recently, leaving only the columns of the gallery exposed; 1st floor not inspected, but reported to have saucer dome. History: founded as social, literary and philosophic society, the first honorary secretary being P.M. Roget (author of the Thesaurus); until Public Libraries Act of 1856 was chief circulating library in Manchester; mentioned by Thomas De Quincey in his "Confessions of an Opium Eater".

Listing NGR: SJ8414398139

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number:

388329

Legacy System:

LBS

Sources

Books and journals

De Quincey, T, Confessions of an Opium Eater

Legal

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

End of official listing

Images of England

Images of England was a photographic record of every listed building in England, created as a snap shot of listed buildings at the turn of the millennium. These photographs of the exterior of listed buildings were taken by volunteers between 1999 and 2008. The project was supported by the Heritage Lottery Fund.

Date: 24 Jun 2001

Reference: IOE01/03773/27

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LINDENCOURT HOUSE

Overview

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1208396

Date first listed:

03-Oct-1974

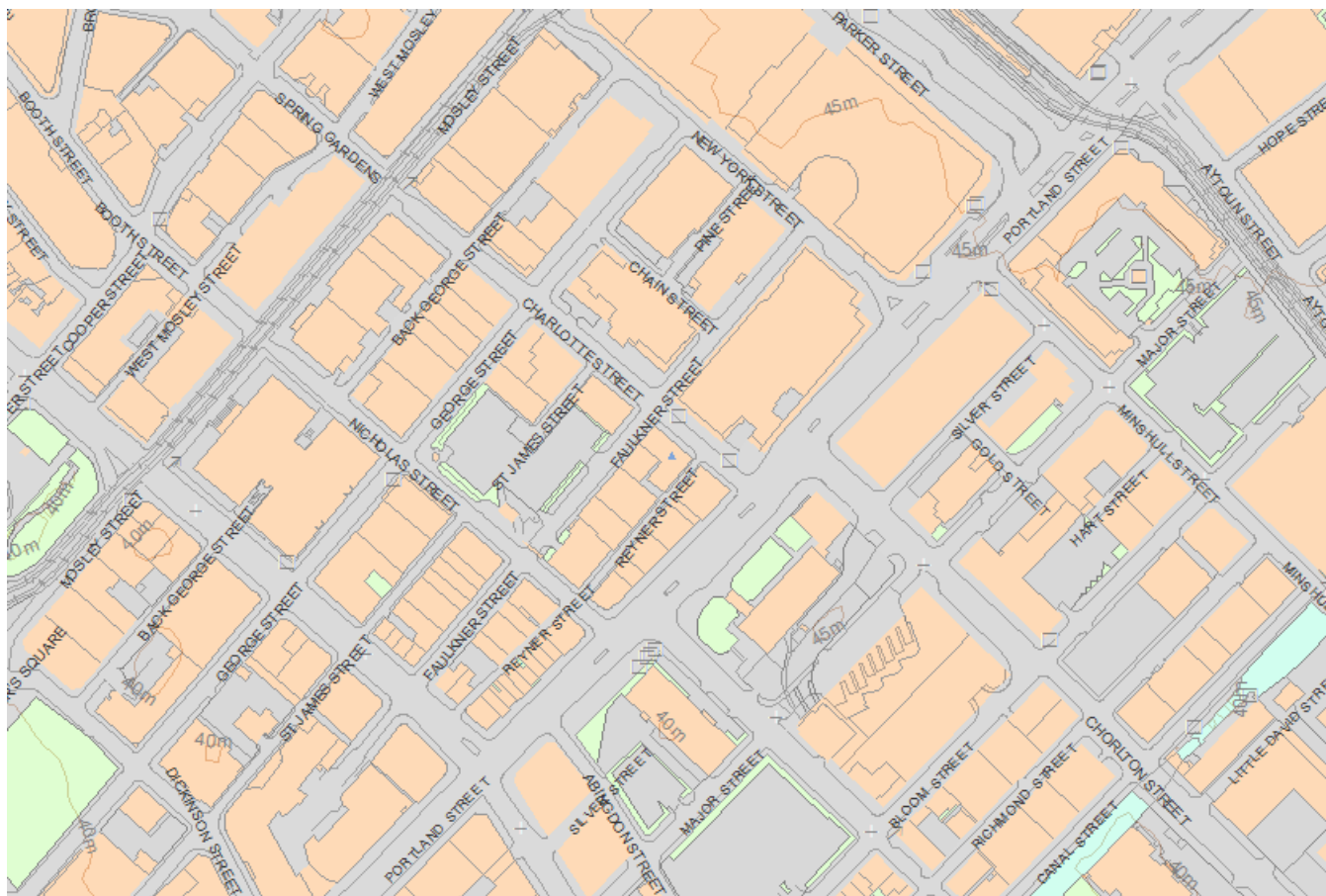
Statutory Address:

39, FAULKNER STREET

Statutory Address:

LINDENCOURT HOUSE, 34, CHARLOTTE STREET

Map



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Location

Statutory Address:

39, FAULKNER STREET

Statutory Address:

LINDENCOURT HOUSE, 34, CHARLOTTE STREET

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

District:

Manchester (Metropolitan Authority)

National Grid Reference:

SJ 84237 98024

Details

MANCHESTER

SJ8498SW CHARLOTTE STREET 698-1/28/49 (South side) 03/10/74 No.34 Lindencort House

GV II

Includes: No.39 FAULKNER STREET. Textile merchants' warehouse, now also bar and offices. 1855, by Edward Walters; altered. Light red brick with sandstone dressings (roof not visible). Shallow rectangular plan parallel to street, with loading in left side wall. Simplified Italian palazzo style. Basement and 5 storeys, a 6-window facade, with channelled plinth, quoins, sill-bands to all floors, and moulded cornice. The ground floor has in the 4th bay a large round-headed stone doorway with channelled cavetto surround, swagged spandrels and a cornice; and round-headed windows with keystones linked to the sill-band above. The upper floors have segmental-headed windows with keystones. All these windows have recessed 4-pane sashes (except those at top floor which have 4-pane altered glazing). The right-hand side wall, 3 bays in matching style, has a large round-headed stone doorway to the 3rd bay (39 Faulkner Street). The left side wall (to Reyner Street) has, inter alia, a full-height former loading slot (now blocked). INTERIOR: open-well staircase with open string, 2 stout turned balusters per tread, and broad mahogany handrail with large raised grip; otherwise, not inspected. Forms part of a group of 5 similar buildings on this side of the street, 4 of them by the same architect.

Listing NGR: SJ8423798024

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number:

387984

Legacy System:

LBS

Legal

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

End of official listing

Images of England

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Date: 24 Jun 2001

Reference: IOE01/03773/24

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FRASER HOUSE

Overview

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1283064

Date first listed:

03-Oct-1974

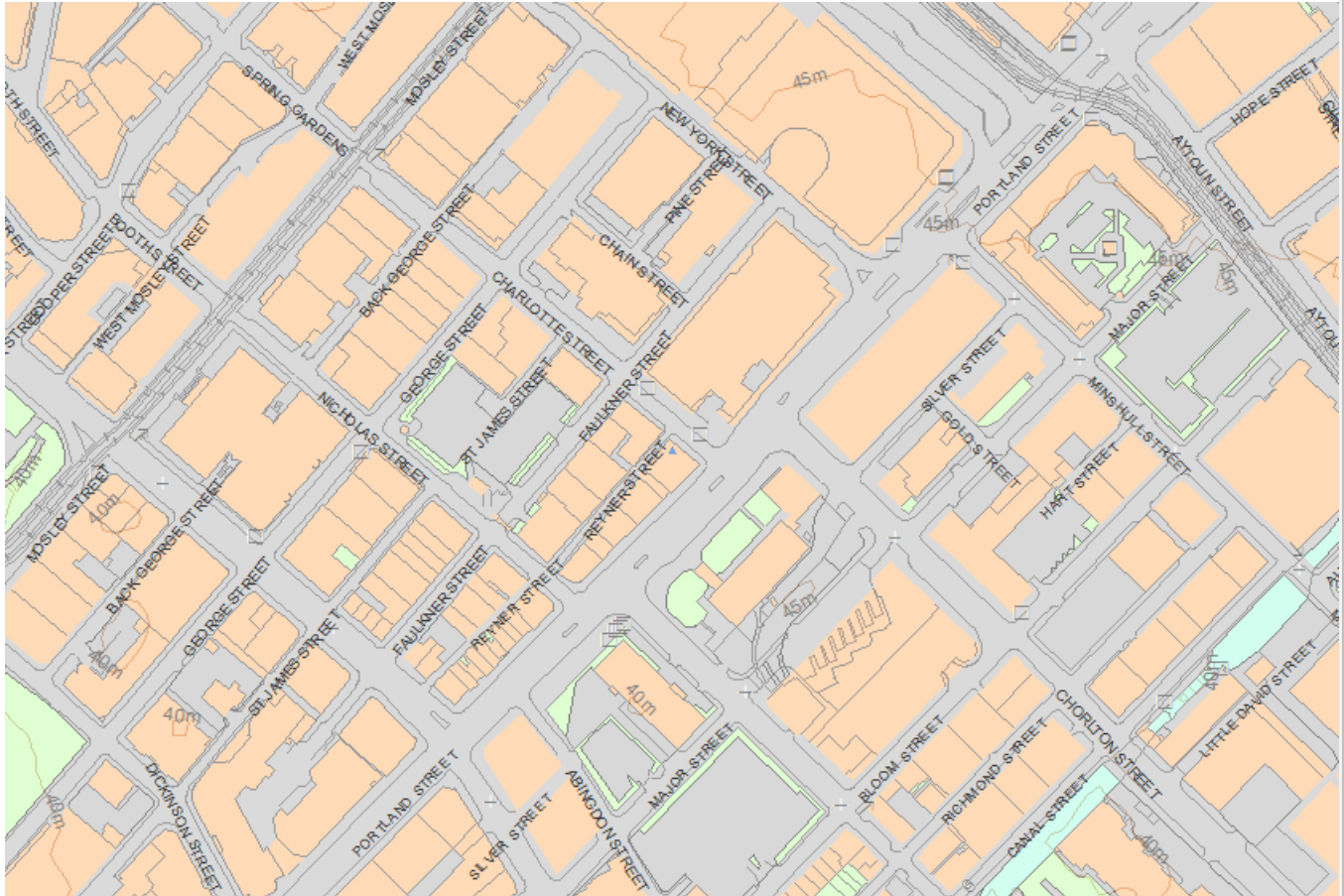
Statutory Address:

42, PORTLAND STREET

Statutory Address:

FRASER HOUSE, 36, CHARLOTTE STREET

Map



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This copy shows the entry on 03-Sep-2019 at 16:30:35.

Location

Statutory Address:

42, PORTLAND STREET

Statutory Address:

FRASER HOUSE, 36, CHARLOTTE STREET

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

District:

Manchester (Metropolitan Authority)

National Grid Reference:

SJ 84250 98015

Details

MANCHESTER

SJ8498SW CHARLOTTE STREET 698-1/28/50 (South side) 03/10/74 No.36 Fraser House

GV II

Includes: No.42 PORTLAND STREET. Textile manufacturer's warehouse, now restaurant, gallery, etc. c.1855-60, by Edward Walters; altered. Red brick in Flemish bond with sandstone dressings (roof not visible). Rectangular plan at right-angles to Charlotte Street, with loading at right-hand side (Reyner Street). Italianate style. Basement and 4 storeys, 3 bays, with rusticated stone plinth, frieze and cornice to ground floor, dentilled sill-bands to the 2nd and 3rd floors, a massive bracketed cornice and a brick parapet with corniced upstands at the corners (probably chimneys). The ground floor has a large round-headed doorway to the right with moulded surround and enriched architrave with prominent modillioned cornice, 3 square headed windows in the centre and coupled stilted windows to the left; the upper floors have arched windows, those at 1st and 2nd floors grouped 2:3:2 and those at top floor (which are much smaller) grouped 3:5:2, all with moulded stone heads linked by impost bands, and those of the outer bays matching the fenestration of the 5-bay left side to Portland Street. These windows are coupled and linked by impost bands on all main floors, those at ground floor stilted, those at 1st floor round-headed under semicircular moulded arches with keystones, those at 2nd floor round-headed with coupled heads in matching style; and the 3rd floor has small round-headed triple windows. Right-hand (functional rear) has, inter alia, a full-height loading slot surmounted by a turret, and a loading bay beyond this. INTERIOR: closely-spaced rows of iron columns and wooden beams, those the in former ground-floor showroom decorated as fluted columns with foliated caps and the beams with dentilled cornices; front stairs to 1st floor only, back stairs (of stone) to full height.

Listing NGR: SJ8425098015

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number:

387985

Legacy System:

LBS

Legal

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

End of official listing

Images of England

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Date: 26 Jun 2001

Reference: IOE01/04073/33

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