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PLANNINGSTATEMENT

INVESTREAM (ON BEHALF OF BROOK HOUSE GP LIMITED)

BROOK HOUSE

2018-109

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1.0 Introduction

1.1 This statement has been prepared by NJL Consulting for Investream (on behalf of Brook House GP Limited) in support of a full planning application for improvement works to the roof of the existing building of Brook House, 64-72 Spring Gardens, Manchester, M2 2BQ.

1.2 The application seeks permission for the formation of a roof terrace area in order to ensure that the building can meet the high expectations of city centre office occupants into the future. The description of development is as follows:

'External works to the existing roof to include the creation of a rooftop terrace and other associated works.'

1.3 This statement is intended to give consideration to the proposed development in respect of relevant national planning policy tests, Development Plan policies and other material considerations.

1.4 Submitted in support of this application are the following documents:

- Cover Letter – Prepared by NJL Consulting
- Planning Statement – Prepared by NJL Consulting
- Design and Access Statement – Prepared by NJL Consulting
- Heritage Statement - Prepared by Atelier MB

1.5 Plans and Images in support of the application are as follows:

- Site Location Plan
- Existing Elevation - Spring Garden (1836-00-101)
- Proposed Elevation - Spring Garden (1836-20-101 A)
- Sixth Floor – Existing GA (18036-20-261)
- Proposed General Arrangement – 6th Floor (1836-20-261 D)
- Terrace CGI (18036_20_861)

Investream & Core Principles

1.6 Investream are London-based investors with an established record of successful investment in the real estate sector. This has included acquisition and improvement of existing properties, as well as the securing of planning permission for, and subsequent development of, new build.

1.7 As investors in places, their track record demonstrates a commitment to advancing high-quality schemes in both key and sub markets. Recent interest in Manchester as a home for investment demonstrates confidence in the economic direction of the city, and a desire to drive improvement to the city centre's office stock.

1.8 The recent purchasing of Brook House by Investream represents their commitment to delivering improvement; with the intention of refurbishing and improving the existing building to present an enhanced high-end office space to the Manchester city centre market.

1.9 Importantly therefore, the core principles for the future development of this high-end city centre office scheme can be summarised as follows:

- Manchester city centre is increasingly viewed as a long-term investment opportunity, and growth city;
- The appeal of the city to investors and SME businesses is increasing, bringing with it, opportunities to strengthen the city's economy;
- Investors, such as Investream, view the refurbishment of ageing office environments, such as Brook House, as critical to widening the offering to SME and new businesses by allowing them access to desirable city centre locations.
- A distinct approach to modernising Brook House has therefore been taken. This includes exceptional design for the building's interiors which will allow the site to appeal to a broader market.
- As part of that distinct offer a bespoke roof terrace area is proposed which will be tired together with the interior improvements.

1.10 The core principles of the development work in harmony with the ambitions for the city centre area and the wider economic success of the city. Through the design approach and additional amenity space at roof level, the proposals will realise an appealing and unique proposition.

2.0 The Site and Surroundings

The Site

2.1 The application site is located at 64-72 Spring Gardens, within the heart of the city centre business district, and measures approximately 0.06ha encompassing the building of Brook House.

2.2 Bounded by Fountain Street to the north west, Spring Gardens to the north east and West Mosley Street to the south east, the building adjoins the 9-storey office building at 81 Fountain Street to its south west.

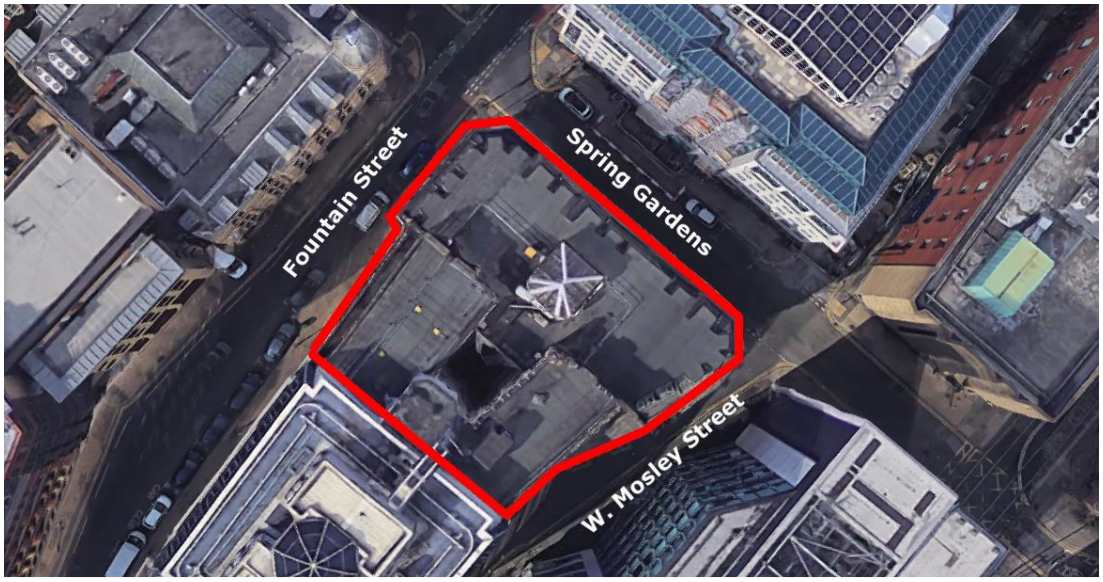

Figure 1: Aerial View of Application Site



Figure 2: View from the junction of W. Mosley St and Spring Gardens

2.3 Brook House comprises a 5-storey corner building and currently contains office uses (use class B1). Access is currently taken off Spring Gardens and Fountain Street with fire access from West Mosley Street.

2.4 As would be expected of a city centre location, the accessibility of the building is robust. The site is close to Mosley Street - an important north-south thoroughfare for the city centre, and there are also a wide range of public transport options within easy walking distance of the site. Both Piccadilly Gardens and St Peters Square are within 300m, and offer access to bus and tram services across the Greater Manchester area.

The Surroundings

2.5 Beyond the immediate site boundaries, the area predominantly comprises office and commercial uses, with a mixture of other town centre uses nearby including residential, retail, leisure and entertainment.

2.6 In general, the surrounds of the site have seen a considerable amount of redevelopment in recent years; with a number of significant developments having taken place or currently under construction. As such, there is a wide range of architectural styles, scale and uses that have evolved the character of the area.

The Site's Historical Context

2.7 Brook House is not a Statutory or Locally Listed Building; however, it does lie within the Upper King Street Conservation Area. A Heritage Statement has been produced by Atelier MB Urban Architects which accompanies this planning application, and which provides further information about the site's designation and the Conservation Area context.

2.8 The Upper King Street Conservation Area is bound by several other Conservation Areas; George Street to the south east, Albert Square to the south, St Anne's Square to the north west and Smithfield, also to the north. This highlights the historical significance of the wider area, with each designated Conservation Area having unique characteristics and features.

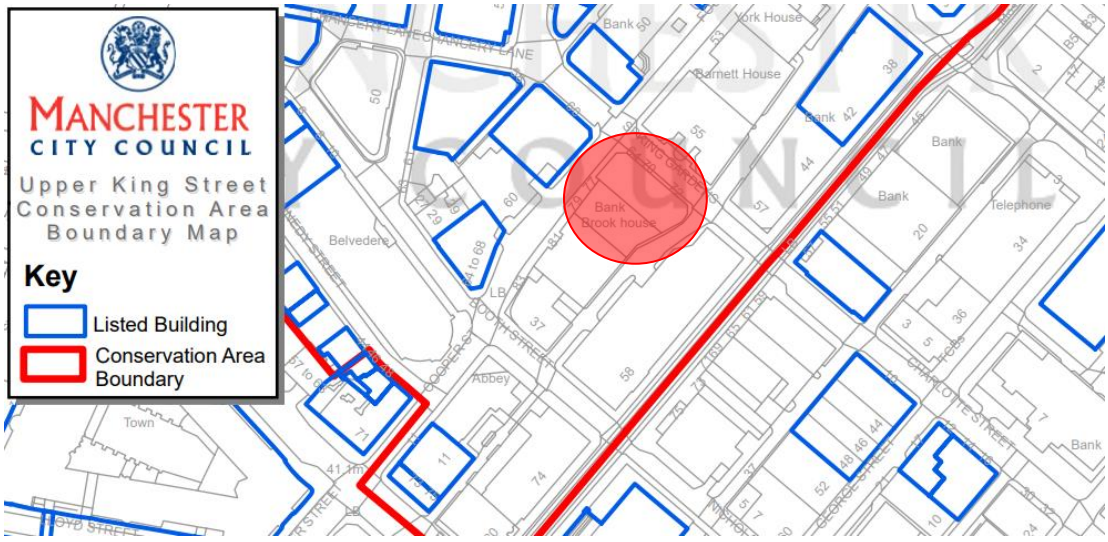

Figure 3: Upper King Street Conservation Area (site circled red)

3.0 The Proposed Development

3.1 Full planning permission is being sought the creation of a new roof terrace area upon the existing roof of Brook House. This will be carried out alongside internal works to the existing building to refurbish and upgrade the office and reception spaces.

3.2 The roof terrace is set across a gross area of 145sqm, representing just 42% of the existing roof area, and includes:

- Rationalisation and upgrading of internal spaces across all floors;
- Communal roof terrace areas including outdoor furniture;
- Rooftop landscaping and making good of boundary walls.

3.3 It is intended that all access arrangements for the building will remain as existing.

Roof Terrace

3.4 The 6th floor and roof area currently comprises offices, with a direct link to the un-utilised roof of the building. The office area on this level will see refurbishment and opening up in order to create larger and more consistent individual office areas.

3.5 The roof area will be developed to provide usable space for the occupants of offices within Brook House. A glazed balustrade will section off a portion of the roof, equating to approximately 42% of the roof area. This area will be set back from the main parapet and is positioned dominantly in the western portion of the building, fronting onto Fountain Street.

Ambition of the scheme

3.6 Manchester city centre is home to wide variety of industries and businesses, with an appeal that continues to grow. In order to ensure sustained interest in the city as a place to invest and live, areas such as the city centre's Central Business District (CBD) must offer world class working spaces and experiences. This will necessarily involve continual improvement and creation of compelling spaces that fit business needs.

3.7 Strengthening the success of the city centre as a place for businesses to grow has formed a large part of the city's economic development strategy, and is established by the Manchester Core Strategy. This has sought to maximise the benefits of clustering numerous businesses in strategic employment locations such as the CBD. As part of that strategy, creation of a variety of floorspaces and amenities on offer to businesses has been encouraged.

3.8 Looking forward, the success of the CBD will be predicated, in part, on its ability to adapt to current demand in the market; offering the new workspace environments desired by emerging and ever-changing businesses.

3.9 With Brook House there is an opportunity to evolve an aging office environment by combining the reorganising and refurbishing of the space, with the addition of a highly sought-after employee amenity area. It is considered that in so doing, Brook House can be better positioned to contribute to the quality and variety of business spaces on offer within the CBD, and thereby support the continued success of the wider city economy.

3.10 The proposed roof-top terrace sought under this application has been designed to a high specification and will be built using high quality materials. Through this addition to this office building, it is considered the long-term use of Brook House as a desirable office environment will be secured and enhanced to meet changing occupier demand.

4.0 Planning Policy Framework

Relevant Planning Policy and Supplementary Planning Documents

4.1 The planning policy and Supplementary Planning Documents of relevance to this particular proposal are;

- The National Planning Policy Framework 2018
- Manchester City Council Core Strategy 2012
- Manchester City Council Extant Unitary Development Policies 1995
- Guide to Development in Manchester Supplementary Planning Document and Planning Guidance adopted April 2007

National Planning Policy Framework

General Aims

4.2 The National Planning Policy Framework was first introduced in 2012 and was intended to make the planning system less complex and more accessible, to protect the environment and to promote sustainable growth. A revised Framework was published in July 2018 which, amongst other important revisions, seeks to place greater emphasis upon the Government's ambition to build more homes. However, the central aim of sustainable development remains at its core, as set out in Paragraph 2 of the Framework:

'The purpose of the planning system is to contribute to the achievement of sustainable development.'

4.3 Where proposals are sustainable, and accord with the relevant development plan policies, the guidance for decision-taking is clear that there should be a presumption in favour of sustainable development, and that this means:

'approving development proposals that accord with an up-to-date development plan without delay'

4.4 Taken as a whole, the Framework represents the Government's definition of what constitutes a sustainable development. This definition includes three key roles: an economic role; a social role; and an environmental role. These aims are mutually dependent and should be sought jointly and simultaneously by the planning system.

Economic

4.5 '*Building a strong competitive economy*' is a key goal in achieving sustainable development. Section 6 sets out the Governments commitment to supporting existing business and foster an environment for growth. It is recognised that encouraging investment and thereby supporting economic growth and productivity will be critical to the success of UK cities.

4.6 Local Authorities are therefore encouraged to support efforts to regenerate areas; address potential barriers to further investment, such as poor environment, and;

encourage new approaches to working practises. The framework also calls for flexibility on these areas where plans have not anticipated the needs or direction of the market.

Social

4.7 The quality of the built environment is another key component of sustainable development, and should be reflective of the needs, health and well-being of the wider community.

4.8 Set out in paragraph 91 is a clear commitment to creating places which:

'are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion'

'enable and support healthy lifestyles, especially where this would address identified local health and well-being needs.'

Environmental

4.9 Protection of the natural, built and historic environment is another key component of sustainable development.

4.10 The NPPF sets out that heritage assets (such as Conservation Areas and Listed Buildings) are irreplaceable and should be conserved and enhanced in accordance with their significance.

4.11 Paragraph 189 states that:

'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.'

4.12 When considering the impact of a proposed development on the significance of a designated heritage asset, the NPPF is clear that great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting.

4.13 Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, it is stated in the NPPF that this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

Manchester City Council Core Strategy 2012

4.14 The Development Plan for Manchester comprises the Core Strategy and maps that were adopted on 11th July 2012 forming part of Manchester City Councils Local Development Framework, in addition to any saved policies of relevance from the Unitary Development Plan.

4.15 Brook House and the surrounding site area allocated on the Core Strategy Proposals Map as within the Upper King Street Conservation Area with no other specific land use allocations.

4.16 Appendix 1 of this Statement sets out the relevant local planning policies and assesses how the proposed scheme responds to these. A summary of the key policy considerations and how the scheme addresses these is set out below.

4.17 Policy SP1 Spatial Principles aims to guarantee that the strategic development of Manchester up to 2027 assists in creating a regional centre focusing on economic and commercial development, retail, leisure and cultural activity, alongside high quality city living. This also encompasses creating well designed places that enhance or produce character, protect and enhance the built environment, with access to jobs being in sustainable locations.

4.18 The proposal meets the criteria in Policy SP1 as it will enhance an existing commercial building within the city centre. The proposals also adhere to a high standard of design and are considered an improvement of the current building's office environment. The provision of a roof terrace offers occupants rare access to open amenity space in a dense city environment. This will increase its continued appeal to the market and therefore improve its occupation potential.

4.19 Policy CC1 Primary Economic Development Focus: City Centre and Fringe looks to ensure that the city centre is the focus of employment growth. High quality accommodation types will be encouraged in order to boost investment by business. Provision of facilities that '...*support the development of a vibrant employment location attractive to businesses, employees and visitors to the City Centre*' will be reinforced.

4.20 The proposals align with the ambitions of this policy. The addition of a rooftop terrace to the existing office building will contribute to the ambition of supporting the creation of a vibrant employment location by making the building more attractive to businesses and employees.

4.21 Policy EN1 Design Principles and Heritage Character Areas states that development in Manchester, in this case the City Centre Character Area, needs to follow the seven principles of urban design as stated in the NPPF and also have regard to that areas qualities. The historic context must be respected and landmark buildings which contribute positively to the experience of all at street level are encouraged.

4.22 The proposals are in keeping with the urban design principles. They look to improve the use of an existing building, while also respecting the historic façades, neighbouring listed buildings and the wider conservation context. Materials used in the creation of the proposed roof terrace will be of a high quality, and strengthen the character of the CBD as an inviting place for businesses to locate.

4.23 Policy EN3 seeks to ensure that where new developments are proposed they must be designed so as to support the Council in the preservation and enhancement of the historic environment, character, setting and accessibility of acknowledged areas and buildings of importance. Proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.

4.24 The proposed development responds to these important issues by retaining the outward appearance of Brook House. The roof terrace addition will also be largely imperceptible from street level, as explained in this statement, the accompanying DAS and the Heritage Statement.

Guide to Development in Manchester Supplementary Planning Document and Guidance

4.25 The Guide to Development provides guidance for all forms of development undertaken in Manchester. The relevant aspects of the guidance, and the ways in which the proposal responds, are noted at Appendix 1. The key points are as follows.

4.26 The proposed design protects heritage value of the area by retaining the building's existing elevations and achieving a high-quality design in the new element. The design and placement of the roof top terrace is sensitive to the setting, and will be beneficial to the continued use of the building.

4.27 The design will achieve the above whilst also achieving successful urban design, including sensible, safe and inclusive access arrangements and passive surveillance of public spaces; enhancing views of the existing built form of the immediate context.

5.0 The Case for Development

5.1 Brook House is located in the heart of Manchester city centre, in close proximity to offices, leisure facilities as well as tourist attractions.

5.2 For city centres to maintain their attractiveness in a highly competitive market, sites and development opportunities must adapt and change to meet the ever-changing requirements of potential uses and occupiers. This section will explain why there is a strong planning case for the proposed roof top terrace area.

Manchester's Office Market

5.3 A recent Market Report prepared by GVA in relation to the development of Pall Mall Court, indicates that there is increasing demand for city centre office space coming from creative, digital and tech companies. Part of the logic behind these companies wishing to locate within the city centre is to ensure close proximity to clients and industry collaborators.

5.4 While it is noted that demand for refurbished office space is strong, it is also noted that '*…occupier expectations in terms of design, specification and quality of refurbishments has never been greater as there is more understanding of the impact of work spaces on staff engagement and wellbeing.*'.

5.5 The location of Brook House makes it an appealing and robust prospect to a range of businesses, including smaller start-ups and established digital and tech companies. However, in order to ensure that it keeps pace with market demand there is a need to ensure that its refurbishment is high quality, and that it is able to offer the amenities and spaces demanded by modern businesses.

Office uses in the City Centre

5.6 The key policy considerations regarding the principle of development for Brook House are contained within the Manchester City Council Core Strategy 2012 and saved UDP policies.

5.7 The application site is within the Upper King Street Conservation Area, but is unallocated in terms of a specific land use. It is noted within the allocations plan that the relevant City Centre policies of the Core Strategy 2012 and policy RC20 saved from the UDP apply.

5.8 The principle of enhancing an existing office building is acceptable in this city centre location. Policy CC 1 states that the Council will give particular support for office development which has the potential to '*boost investment by local, national and international businesses.*'. The proposed roof terrace addition to the existing office will contribute to the quality of the City Centre office offering and is inline with what the market currently demands. It should therefore be supported.

5.9 The proposals are further encouraged by the Manchester City Centre Strategic Plan which supports the policy positions set out Nationally and Locally by stating that '*Attracting talented staff by making the city centre a better place for business and leisure is also a key strand in the strategy to ensure Manchester is second to none as a place to invest*'

5.10 Given the site's sustainable and highly accessible location within the city centre, as well as its immediate proximity to Spinningfields and other meaningful centres of commerce, the site is well located to serve a broad range of businesses.

5.11 Further still, the city centre location makes the site highly accessible by different means of public transport. This mean that it will continue to support a reduction in the reliance on car use and see passive transport methods like public transport and cycling promoted. The principle of the development is therefore acceptable.

Public Benefits

5.12 As well as retaining Brook House's external appearance largely in its existing form, the proposed development also has a number of other public benefits.

5.13 As noted, investment in the city centre's office spaces has direct implications for the types of businesses that choose to locate in Manchester. Crucial to economic direction of Manchester is its ability to attract innovative and forward-looking businesses. Current Market evidence (as outlined by the recent GVA report) indicates a need to provide high quality office environments with amenities beyond those traditionally available in older office environments.

5.14 Meeting the demands of current and future businesses will be a challenge for Manchester, but is crucial to the economic health of the city, and in turn the success of its people. The proposed development offers the chance for Brook House to meet these demands, supporting the continued success of the CBD.

5.15 Place-making is also central to the vibrancy and attraction of a city as a place to live work and visit. Bringing into use under-utilised space within the city centre and creating new places for people to experience the urban environment are an important part of attracting users to Manchester.

5.16 The proposals seek to achieve this by improving the use of an existing office space within the city centre. The comprehensive approach to the scheme involves the high-quality refurbishment of the interior. This is with a view to providing a distinct and flexible space for SME, creative and digital industries that find such city centre locations desirable.

5.17 As well as providing high-quality space for employees of the businesses contained within Brook House to enjoy, roof space, such as that proposed, are increasingly recognised as proving beneficial to the mental health of employees. In this way the development promises to bring additional benefits to city centre users.

Heritage

5.18 A Heritage Statement (HS) covering the significance and impact of the proposals on the buildings and the surrounding Conservation Area has been undertaken by Atelier MB Urban Architects.

5.19 The HS provides a comprehensive assessment of the significance of the heritage assets (i.e surrounding listed buildings and Conservation Area) as well as the subject building itself in the context of Planning Policy.

5.20 It finds that only two Grade II listed buildings currently experience views of Brook House. As the application building is, itself, taller than both these listed structures, the roof area can only be partially viewed when looking up, even from the highest levels. As such the proposed works will have minimal impact upon their setting.

5.21 The impact assessment also concludes that, Brook House is an un-listed and much-altered, commercial building. As such the proposals to refurbish and up-date it's internal office spaces will ensure its continued use. Providing a small roof terrace area, can be considered as supporting development of healthy recreation space and adding a layer of passive security. Therefore, the proposals are viewed as a positive intervention with the Conservation setting.

Design

5.22 The development does not propose any changes to the facades of Brook House. The key element of change that will see use of new materials and additional development to the building is the new roof terrace area.

5.23 Sensitively selected and high-quality materials have been chosen. These will be both appropriate to the building context and reflect the modern aesthetic expected by business occupiers.

5.24 The layout and placement of the proposed terrace area is also sensitive to the historic surroundings. Set back from the parapet by more than 2m along its three exposed sides, there will be limited views of the new terrace from ground floor level. In this way the design of the proposal corresponds with the urban design principles set out by the Core strategy and supplementary guidance and therefore responds positively to Core Strategy Policies CC9, EN1 EN3.

A Sustainable Development

5.25 The NPPF establishes a presumption in favour of sustainable development in section 2 (paragraph 11), and identifies three dimensions to sustainable development which the planning system must perform in paragraph 8, these are: an economic role, a social role and an environmental role.

Economically Sustainable

5.26 The planning system should contribute to building a strong, responsive and competitive economy and, by ensuring sufficient land is available to support growth and innovation.

5.27 The proposals set out by this application will bring into use a previously un-utilised area of the building. Through providing a roof terrace area, Brook House will be able to meet the demands of many current businesses which are increasingly focusing upon worker welfare, and improved work environments.

Socially Sustainable

5.28 The NPPF states that developments must support strong, vibrant and healthy communities, create high quality built environments and support a community's health, social and cultural well-being. The proposed scheme will fully contribute to this role of the planning system.

5.29 The proposed development will provide a safe and accessible space for officer workers. Access to an outdoor area within the city centre area further supports the health and well-being of works and add to the appeal of Brook House as an appealing environment for businesses.

Environmentally Sustainable

5.30 The proposed development contributes to the environmental role the planning system must play by providing a sustainable development in a sustainable location, enhancing the built and historic environment while minimising waste and pollution.

5.31 The proposals pose no threat to the character of the Conservation Area as a whole, or the listed builds that surround Brook House. This is further explained by the accompanying heritage statement.

6.0 Conclusion

6.1 This Planning Statement has been prepared on behalf of Investream in support of a planning application for a proposed creation of a roof terrace area at Brook House.

6.2 The proposed development is in full accordance with Manchester City Council's planning policies and will support the principles of the area, also being in accordance with national planning policies.

6.3 There will be no adverse impacts as a result of the proposed development, on the contrary, the proposed roof top of Brook House will provide the following benefits to the surrounding area, and Manchester City Centre as a whole:

- The proposed building will be an attractive development in an architecturally diverse area, improving an existing office space within the Central Business District.

- The proposals have been sensitively designed and are set back from the parapet of Brook house, thereby limiting views of the terrace area from street level. The elevations of the building will be retained as existing, and therefore will continue to contribute to the Upper King Street Conservation Area street scene;

- The newly refurbished spaces will be of a high quality, and respond directly to market demand from SME, creative and digital enterprises looking for refurbished and flexible city centre spaces.

- The proposed addition of a roof-top space, and general upgrading of Brook House, will contribute to the wider Manchester City Centre economy. In particular, amenity spaces such as that proposed, are increasingly sought after by businesses looking to retain, and protect the mental wellbeing of, employees.

6.4 The proposed development represents sustainable development in a sustainable location which will fulfil the economic, social and environmental roles of the planning system. Furthermore, the application is in accordance with local and national planning policies, and as such, in accordance with paragraph 14 of the NPPF, the application should be approved without delay.

APPENDIX 1:

COMPLIANCE WITH LOCAL PLAN POLICIES

Manchester City Council Core Strategy 2012

Policy	Policy Description	COMPLIANCE
SP1 Spatial Principles	1) creating well designed places that enhance or create character 2) making a positive contribution to the health, safety and wellbeing of residents 3) protect and enhance the built and natural environment. To ensure 33ha of economic and office or similar employment space is provided to sustain strategic economic growth.	The proposals adhere to a high standard of design and are an enhancement to the existing building. The provision of a roof terrace offers occupants of the building rare access to open amenity space in a dense city environment.
CC1 Primary Economic Development Focus: City Centre and Fringe	City centre to be the focus of employment growth. High quality accommodation types will be encouraged in order to boost investment by business. Provision of facilities that '*...support the development of a vibrant employment location attractive to businesses, employees and visitors to the City Centre*' will be supported.	The proposed addition of a rooftop terrace to the existing office building will contribute to the ambition of supporting the creation of a vibrant employment location by making the building more attractive to businesses and employees.
CC9 Design & Heritage	To ensure that the design of new development is of the highest standard possible when considering appearance and function, all the while paying attention to heritage areas and assets by preserving and enhancing them. It is important for new proposals to consider form, function and access.	The proposed addition of a rooftop terrace will have a low impact on the overall Upper King Street Conservation Area. The proposals will have no impact upon the immediately adjacent 49 Spring Gardens, and 60-62 Spring Gardens.
EN1 Design Principles and Strategic Character Areas	All development in Manchester, in this case the City Centre Character Area, needs to follow the seven principles of urban design as stated in the NPPF and also have regard to that areas qualities. The historic context must be respected and landmark buildings which contribute positively to the experience of all at street level are encouraged.	The proposals are in keeping with the urban design principles. They look to improve the use of an existing building, while respecting. The materials used will also respect the historic façade and neighbouring listed assets.

EN3 Heritage	To ensure that where new developments are proposed they are designed to ensure the preservation and enhancement of the historic environment, character, setting and accessibility of acknowledged areas and buildings of importance. Proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent	No significant external alterations to the historic façade of the building are proposed. The roof terrace addition will be practically imperceptible from street level, as explained in this statement, the accompanying DAS and Heritage Statement.
DM1 Development Management	To ensure that all development has regard to specific issues for which more detailed guidance may be given within a supplementary planning document.	This proposal has considered all the points mentioned in this policy and is submitted with the relevant supporting documents as aforementioned in this statement in section 1.0 Introduction.

Manchester City Council Extant Unitary Development Policies

Policy	Policy description	Compliance
DC18 Conservation Areas	The Council will seek the preservation and enhancement of the character of its designated conservation areas. Particular attention will be given to the development of new structures, major changes to the appearance of existing buildings and the desire to retain existing features.	Retaining the external appearance of the building as viewed from ground level. No demolition or significant development of new structures.
DC19 Listed Buildings	Protection of listed buildings and their setting. The Council will look to preserve and enhance the settings of listed buildings in order to protect the city's-built character.	The application building is not listed. The proposals are limited, and visually unobtrusive to the street scene, and will therefore not have a material effect upon the setting of surrounding listed buildings.

Manchester City Council – Guide to Development in Manchester SPD April 2007

Guidance title	Guidance description	Demonstration of compliance
Design should respect and be informed by location	New developments should be high quality and reflect their purpose and respect the place in which they are located.	The proposal is high quality in design form and in material palette the portion of retained elevations is dealt with in the best possible way and respects the conservation area.

Design and function	There should be no conflict between the aesthetics and ergonomics of the buildings visual and physical form presenting an aesthetically pleasing building that is also functional.	The proposals are for a roof terrace area on top of an existing office building, and so therefore retain the existing street scene, reflecting the local requirement for development within a Conservation Area.
The City's heritage is an asset	Buildings and areas of architectural and historic importance together with their setting should be preserved and enhanced. New developments should acknowledge the character of these areas and will only be acceptable if they preserve or enhance the special nature of these varied parts of the City.	This proposal retains the original structure and façade appearance while allowing for development to take place upon an area of the roof in a tight city centre plot.
Development should help to sustain local neighbourhoods	New development should enliven neighbourhoods and sustain local facilities. The layout of the scheme and the design, scale, massing and orientation of its buildings should achieve a unified urban form which blends in with, and links to, adjacent areas.	The proposal responds directly to the use of the building as an office, seeking to provide ancillary open space for use by the building's occupants. There are no significant alterations to the buildings form or appearance.
Areas of change should promote a sense of place	New developments should contribute positively to a place's identity. It should provide a smooth transition between different development forms, and styles and integration will be a key factor in the determination of planning submissions.	The retention of the existing elevations of Brook House ensures the continued sense of place between the building and its neighbours. The modern terrace area will be set back from the parapet and on top of the attic addition to the original form of Brook House. In this way, there is a clear transition between the original façade of the building, the later addition, and now the new terrace element. In this way the proposals support the sense of the evolving city centre.

Buildings should front onto streets	New developments should present their main face and pedestrian entrance to the adjacent main street, to contribute to its vitality and interest. Windows and entrances should ensure that the street is overlooked to promote informal surveillance. Large areas of car parking and servicing should be situated to the rear, side of, or beneath the building, with clear safe accessible footways leading to the main door.	The main pedestrian entrance for the development is off Spring Gardens which is the main pedestrian access to this building and beyond.
Buildings should relate well to each other	The scale, position and external appearance of new buildings should respect their setting and relationship to adjacent buildings. New buildings should recognise the common building line created by the front face of the adjacent buildings.	The new roof terrace of the building is set back by more than 2m from the parapet, to allow the preservation of the three-street facing elevations.
Building height should be carefully considered	New developments must be of an appropriate height having regard to location, character of the area and specific site circumstances and local effects.	The height, remains as exiting, and it is proposed that the new roof terrace be stepped back from the parapet, limiting views from the street below.
Site boundaries and treatment should contribute to the street scene	New developments should maintain boundary treatments such as walls and railings to maintain the enclosure of the street, reinforce the building line and contribute to the quality of the environment.	The proposals seek to maintain the existing walls and new elevations that front onto the surrounding streets; helping to maintain the sense of enclosure to the street scene.
Developments should enhance existing vistas and create new ones	New developments should encourage; -Primary faces to buildings that lead the eye along important vistas. -Views to existing buildings should be enhanced.	Existing vistas within the area will not be harmed by the proposed roof terrace. Principally, this is due to the minimal visibility of the roof area of Brook House from street level. New views of the conservation area (CA) will be possible from the new roof area, enhancing the experience of the area.

Strong corners are important landmarks	New developments should maintain boundary treatments such as walls and railings to maintain the enclosure of the street, reinforce the building line and contribute to the quality of the environment.	The proposals maintain the existing outward appearance of Brook House at street level. The terrace addition is to be constructed of high-quality materials and is consistent with the design ambitions.
The impact of car parking areas should be minimised	New developments will carefully consider the amount of parking they require in an effort to reduce the reliance on cars. This will be done through appropriately placed developments in sustainable locations, through incorporating cycle parking and other measures.	The development does not add any additional floorspace to the office areas. As such parking arrangements remain as existing.
Travel Plans	For new developer's travel plans containing options for reducing reliance on cars and promoting other methods of transport should be considered and produced.	The proposals are within a highly sustainable and accessible city centre location. No new employment space is proposed and as such existing arrangements continue unaltered.
Vehicular access including servicing	New developments should have regard to the local traffic and transport network in relation to servicing. This should influence the design of the building to allow for safe servicing and also to acknowledge when pick ups will be to ensure neighbours amenity is unaffected.	The proposals will retain the existing vehicle access and servicing arrangements as outlined by the accompanying D&A.
New developments should be easy to maintain and adapt	New developments should be flexible so that as needs and requirements change over time and new users and functions take over, it should not have to be redeveloped again in a relatively short period.	The proposals are a net positive improvement to Brook House and the CBD. The addition of a roof space ensures the continued appeal of the existing office building and support its adaption to the needs of current and future users.
Infill developments should enhance the character of the area	New developments on infill sites should respect the existing scale, appearance, grain and mix of uses to make a positive contribution to the quality and character of the area.	The proposals are within an existing building within a highly sustainable area.

New developments should maximise access for disabled people	New development should consider the access for disabled people with inclusive design methods implemented where possible. The design should match details provided in Design for Access 2 manual.	The proposed roof top area will be accessible from the ground floor via lift access. Additionally, the uniform level and hard-surfacing of the outdoor space will ensure that those with a disability will have equal opportunities for access.
The impact of development on the global environment should be reduced	New development should consider methods to conserve energy consumption and increase the use of passive energy forms. New developments should also be located in positions where there are ample public transport options.	No new office space is proposed, only ancillary amenity space.
Provision for refuse and recycling	New developments need to consider where waste will be stored and how it will be accessed in terms of pick ups being fully integrated into the design.	No new office space is proposed, only ancillary amenity space.
Water Management and Weather Resilience	New developments should seek to use water efficiently, through specification of water efficient devices and through the use of rainwater harvesting and grey water recycling.	No new office space is proposed, only ancillary amenity space.
Construction Management	Building materials in new developments should be environmentally friendly wherever possible, encouraging the use of recycled building materials where are also energy efficient. Site waste management plans should also be implemented.	Site waste management plans will be prepared via condition.