# Corn Exchange

## Hanging Ditch, Manchester

# SUPPLEMENTARY HERITAGE STATEMENT

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# 1 INTRODUCTION

## 1.1 Purpose

In October 2013 Planning and Listed Building Consent (references 103221/FO/2013/C1 & 103222/LO/2013/C1) were granted for:

> *"changes of use and associated refurbishment and reconfiguration of the Corn Exchange to incorporate retailing and leisure proposals within the following use classes: use A1 at the lower ground floor, A1 and A3 at the upper ground floor and A3 at the first floor - together with new shopfronts and associated access points into the Corn Exchange, reconfigured entrances, glazed extensions at the ground floor to the Fennel Street elevations, public realm /landscaping works to the surrounding street and spaces on all three sides of the building, highways and servicing arrangements, introduction of new canopies to the upper ground floor units of Hanging Ditch and Cathedral Street, external seating areas for use associated with the proposed restaurants (class A3), and associated works."*

Since then, proposals for the site have been revised and there is the need to review the impact of these revised proposals in order to demonstrate that they are acceptable in planning and conservation terms.

## 1.2 Context

The 2013 "*Heritage Statement: Significance and Impact"* (Heritage Statement), by Stephen Levrant Heritage Architecture Ltd., appraised the historical and architectural significance of the Grade II listed Corn Exchange building and assessed the impact for the proposals on the significance.

## 1.3 Revised proposals

Since Planning Permission and Listed Building Consent was granted, significant progress has been made to deliver the scheme and confirmed interest has now been secured from a series of premium casual restaurant occupiers, many of whom are proposing to establish their first operations outside of London at the Corn Exchange. Given the strong level of interest, the decision has been taken to increase the flexibility of the Planning Permission to allow the opportunity for Class A3 restaurant uses to be extended into the larger unit on the Lower Ground Floor, the use of which is currently restricted to Class A1. It is considered that extending the Class A3 offer into the Lower Ground Floor will be attractive to potential occupiers and provide the opportunity to successfully animate this space. The proposal will fully complement the premium casual dining offer within the overall scheme.

In addition to this, negotiations with each of the current restaurant and café tenants located in units on Hanging Ditch (Pizza Express, Salvi's, Zizzi, Tampopo and Zinc) have established that they all wish to remain within their existing units under the terms of their existing lease arrangements. As a result of these tenants remaining in place, it is not possible to gain access to the proposed A3 restaurant unit on the Lower Ground Floor. As such, it is now proposed to be accessed from an existing shop unit on Cathedral Street.

Consequently, the retention of existing tenants has resulted in the need to review the proposed layout of the interior of the building. The increase in food and beverage tenants has also resulted in the need to review M&E proposals. In summary, the revised internal proposals consist of:

- Installing 6 new risers;
- Providing an access feeder unit to the remaining lower ground level demise from Cathedral Street;
- Increased servicing area to the lower ground floor;
- Changes to internal partitions;
- Infilling the oculus at ground floor level; and
- Insertion of lovres to windows to proposed plant rooms.

A number of future-proofing works have also been identified as part of the next stage of the Corn Exchange's revitalisation. It is proposed to undertake the following works (to the lower ground, upper ground, first and second floors only) which will then allow future proposals for the upper floors to be developed at a later stage.

- Underdrawing of ceilings to provide adequate fire compartmentation and acoustic separation for any future change of use;
- Structural ties throughout in line with building regulation requirements for disproportionate collapse, which is required for any future change of use;
- Localised structural strengthening works at second floor level;
- Creation of a void and associated structure at second floor level to allow future provision of goods lift; and
- Above ground drainage provision from second to first floor.

This Supplementary Heritage Statement has been prepared in support of:

- An application via Section 19 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to Vary Condition 2 (plans and drawings) of Listed Building Consent reference 103222/LO/2013/C1 at the Corn Exchange, Manchester, to take into account minor layout alterations relating to the internal configuration of commercial units and circulation space as well as future proofing works to facilitate the next phase of the Corn Exchange's revitalisation relating to the upper floors of the building (these works to be the subject of future applications).

# 2 IMPACT ASSESSMENT

## 2.1 Scope of potential impact

The current proposals have the potential to impact the special interest of the Grade II listed Corn Exchange through alteration to the building fabric. It is considered that the revised proposals will not impact any other identified heritage asset within the immediacies of the subject site.

There are no standard agreed methodologies for the appraisal of impacts on heritage assets. Therefore the methodology followed in this report is a synthesis of the extent in which the proposed works are expected to enhance, alter or impair the special interest and or current state of significance of a given heritage asset.

## 2.2 Impact assessment on the Corn Exchange

### 2.2.1 Assessment Methodology

Assessment of the significance of the Corn Exchange, within Section 6 of the 2013 Heritage Statement, provided a detailed understanding of the significant internal features of the building. In assessing the impact of the supplementary proposed works upon the building, consideration was given to each element's architectural significance on a room-by-room/ element basis.

The scale of the overall impact of the proposed works on the significance of a particular element is evaluated as follows:

- **Negligible.** These are alterations where the impact will cause no material change to the significance of the building;
- **Minor**. These are changes that only make a *small difference* to the ability to understand and appreciate the building. Such changes may be either adverse or beneficial and will usually impact on components which are of some/low or considerable significance which are exposed to change of a slight to minor magnitude.
- **Moderate.** These are changes that make an *appreciable difference* to the ability to understand the heritage asset. Such changes may be either adverse or beneficial and will impact on components of some/low or considerable significance and sensitivity which are exposed to alteration of a large magnitude. Alternatively, they may relate to components of high significance which are exposed to change of a minor magnitude.
- **Substantial.** These will be *fundamental* changes to the appreciation of the heritage asset or its setting, either adverse or beneficial. A substantial impact may be defined as the result of components of some/low, considerable, or high significance exposed to change of a large magnitude.

### 2.2.2 Impact appraisal of proposed works

N.B. This appraisal refers to principal works subject to the revised proposals. This is not a comprehensive schedule of works.

**Table 1: Physical Impact Assessment**

| **Element Description** | **Proposals** | **Impact** |
|---|---|---|
| **INTERNAL** – N.B. due to the limited survival of historic fabric within the building, the physical impact of the internal proposals is largely **negligible**. | | |
| Upper ground floor | Reinstate floor to the upper ground level: infilling the occulus | The proposal to reinstate the upper ground floor will have a **negligible** impact on historic fabric but will have a **moderate beneficial** visual impact on the ability to understand and appreciate the spatial qualities of the central atrium space and former trading hall as it was originally intended. |
| Lower ground and upper ground floor | Infill and cut-out of floor levels to accommodate changes in level and increase head-heights to units in lower-ground floor | The proposal to infill or cut-out sections of floor to accommodate changes in level into individual units on the upper ground floor and to increase head heights to units in the lower ground floor will have a **negligible** impact on the historic fabric of the building. These proposals will have a **beneficial** impact in terms of allowing level access and improving the viability of the commercial spaces within the building. |
| Lower ground and upper ground floor and first floor units | Partitions and floor plan | The proposals to remove and install new partitions to the lower ground, upper ground and first floor levels will have a **negligible** impact as there is no significance to the plan form of these floors and they will be contained within the arcading of the central dome to allow this element to remain dominant and **enhance** the spatial qualities of the space. The Design Guide sets out principles of where partitions |

| Table 1: Physical Impact Assessment | | |
|---|---|---|
| **Element Description** | **Proposals** | **Impact** |
| | | between units are acceptable, e.g. using the existing externally expressed piers and internal piers of arches to line portions up with. |
| All floors | Installation of X6 new risers and associated ducting | The installation of X6 new risers is necessary to meet the requirements for the number of food and beverage units proposed within the building. The location of the risers and associated ducting has been carefully considered to ensure the impact on historic fabric and structural elements is minimised. The ducting will be located within the roof space thereby avoiding any external visual impact. Consequently, the impact of the installation of the riser will be **negligible**. |
| Second floor ceilings | Underdrawing ceilings to provide adequate fire compartmentation and acoustic separation for any future use | All of the ceiling structures were replaced in the c.2000 refurbishment of the building, following the 1996 bomb damage. The proposal to underdraw ceilings will therefore not adversely impact any historic fabric and is considered to have a **negligible** impact. |
| All floors | Insertion of structural ties throughout the building. | The proposal to insert vertical and horizontal structural ties to all columns and walls is in order to meet requirements of Part 3 (disproportionate collapse) of the Building Regulations. The location of the structural ties has been reviewed by the design team to ensure minimal intervention with the existing historic fabric. It is considered that the impact of these proposed works will have a **negligible** impact. |
| Second floor | Localised structural strengthening works between gridlines HD/07 and HD/12 along Hanging Ditch | As part of the future proofing proposals, it has been identified that a change of use to the upper floors would require structural strengthening works. The proposed strengthening works are to be located either side of the principle staircase on the Hanging Ditch side of the building. As the proposals will not affect the principle staircase the impact of this proposal is seen as **negligible.** |

| Table 1: Physical Impact Assessment | | |
|---|---|---|
| **Element Description** | **Proposals** | **Impact** |
| Second floor | Creation of a void and associated structure at second floor level to allow for the future provision of a goods lift | The location of the proposal is within a part of the building that was largely rebuilt during the c.2000 refurbishment programme. The proposals will therefore not require the removal of any historic fabric or alter the historic plan form and is considered to have a **negligible** impact. |
| Second floor slab | .Above ground drainage provision | As part of the future proofing works, it is recognised that the potential for change of use to the upper floors would require an additional drainage provision. Additional drainage pipes would be inserted through the second floor slab into the associated riser. This proposal is considered to have a **negligible** impact on historic fabric. |
| **EXTERNAL** | | |
| All elevations | Localised replacement of shop fronts and creation of new entrance within existing shop front to Cathedral Street. | The existing shop fronts were installed following the refurbishment of the building in the late 1990s. It is proposed to replace some of the shop fronts to accommodate the new configuration of units and to provide access into the units from street level. The impact will be **negligible.** |
| Exchange Square and Fennel Street elevations facing the atrium | Insertion of louvres to 24 sash windows | In order to meet the ventilation requirements for the increased number of Food and Beverage units, the necessary plant required has increased. There is limited space for additional plant at roof level and for ductwork through the building. The risers proposed in the original scheme have been altered to allow for the proposed units and an additional riser has been added. These have been located to minimise the impact on the floor plates and external elevations.<br>The additional plant required has been located at second floor level to minimise the size of the risers above. Air intake and exhaust is required at this level and a number of louvres are required. The location, at second floor level facing into the atrium, has been chosen to minimise the visual impact at views to these |

| Table 1: Physical Impact Assessment | | |
|---|---|---|
| **Element Description** | **Proposals** | **Impact** |
| | | openings are obstructed from view by the glass roof from most of the internal facing windows. The windows that are to be removed are all modern replacements and the proposed louvres will be located within the existing openings. Due to the reversible nature of the proposals, the maintaining of the fenestration pattern and the removal of modern fabric it is considered that the proposal will result in a **negligible** physical and visual impact. |
| Roof | Replacement of existing plant | The existing rooftop plant will be replaced. The overall height and amount of plant is to remain as existing thereby resulting in a **negligible** physical and visual impact. |

## 2.3 Summary

This supplementary impact assessment illustrates that the potential impacts of the revised proposals will have an overall **negligible** impact on the special interest of the Grade II listed building. Consequently, the overall impact of the proposed works to the listed building still remains beneficial, as detailed in the 2013 Heritage Statement.

Elements such as the proposal to infill the occulus at ground floor level are considered to have a beneficial impact as this will restore the spatial plan form of the original building, when the ground floor was used as a trading floor.

# 3 HERITAGE PLANNING POLICY COMPLIANCE

## 3.1 National Planning Policy Framework (NPPF)

It is a fundamental requirement of the NPPF that planning proposals contribute to the achievement of *"sustainable development"* (NPPF. Para. 7). The fundamental planning objective is, therefore, to ensure that the development of the heritage asset contributes to the stimulation of a thriving historic environment. This requires a clear and proportionate evaluation of the significance of the affected heritage assets, as has been outlined above.

In this context, the analysis of the fabric of the Grade II listed building has led to informed and sensitive development proposals, which avoid or minimise conflict with the conservation of the heritage asset, ensuring that the application clearly meets the requirements of the **NPPF, paragraphs 128 and 129.**

As will be evident, the proposals for the Corn Exchange herald further investment in this part of the city, stimulating an enhancement of the wider historic environment. The proposals will clearly make a positive contribution to the vitality of this part of the city centre and therefore enhance the character and distinctiveness of the setting and group value of the adjacent listed buildings and Conservation Area.

Consequently, the proposals are demonstrably consistent with the conservation of the listed structure and the character of the wider area and therefore accord with the requirements of the **NPPF, paragraph 131**.

The proposed alterations will not cause harm to the significance of the Grade II Listed Corn Exchange building as a whole. Fundamentally their purpose is to enhance the optimum viable use of the heritage asset in a manner which addresses a range of related issues including commercial viability and access requirements. It has been demonstrated that the proposed development has minimised any substantial compromise to the significant townscape setting of the building and thereby continues to express the original character and architectural details.

## 3.2 Local Planning Policy – Saved UDP

**Listed Buildings (DC 19.1)**

The key objective of the adopted Manchester UDP, *Citywide Development Control Policies* relating to **Listed Buildings (DC19.1)** is to have special regard to the impact of development on buildings of special architectural or historic interest. Therefore, the Council's planning policy seeks to secure the retention, restoration, maintenance and continued use of buildings such as the Corn Exchange building.

The most relevant Saved UDP policy requirements are set out Policy **DC19.1 paragraph c**. This states that the Council will:

> **c.** ***not permit any external or internal alteration or addition to a Listed building where, in its opinion, there would be an adverse effect on its architectural or historic character;***

It has been demonstrated above that the proposed alterations to the Corn Exchange will not result in an adverse effect on the architectural or historic character of the structure as a whole. It has been demonstrated that the proposals are necessary to facilitate the continued use of the heritage asset, as well as enhance access into the lower-levels of the building in order secure its optimum viable use.

Consequently, it will be clear that the current proposals accord with Council's local planning policies controlling alterations and development of such listed buildings.

# 4 CONCLUSION

This Addendum statement has presented supplementary details regarding the potential impacts of the revised proposals on the historic fabric of the Grade II listed Corn Exchange.

The proposed revisions to the internal plan form of the Grade II listed building have been demonstrated to have a negligible impact.

In light of the above, it is considered that the relevant policies of the NPPF have all been complied with, and that the relevant local plan policies contained have been satisfied.