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1 October 2025

F.A.O Jack Naven
Manchester City Council
Planning and Development
PO Box 532
Town Hall
Manchester
M60 2LA

Dear Jack

Grosvenor Building – Application for Listed Building Consent for refurbishment of Grosvenor West

On behalf of our client, Manchester Metropolitan University (MMU), please find enclosed an application for Listed Building Consent (LBC) for alterations of Grosvenor West which forms part of the grade II listed Grosvenor Building on Cavendish Street, Manchester "the Site". The LBC works are related to alterations to the UPS room, Helifix ties to Cavendish Street elevation, Holden, Side and Grosvenor Gallery walls, and for the installation of external lighting on the south elevation. The Applicant is Manchester Metropolitan University, the owner of the site and this letter provides an overview of the proposals and includes a Heritage Impact Assessment and an assessment against policy.

1 Description of Development

The proposed description of development is:

"Listed Building Consent for internal and external refurbishment of Grosvenor West to include UPS room alterations, Helifix ties to Cavendish Street elevation, refurbishment of gallery walls, the installation of external lighting to the south elevation and associated works".

2 Pre-Application Consultation

A meeting was held with Manchester Council (MCC) planning officer, Jack Naven on 16 September 2025. During the meeting it was explained to MCC that the faculty believe the additional alterations contained within this application are required to support the continued vision to foster an enhanced art and design community within the school and the City. The proposed works are additional to those previously approved in the Listed Building Consent (ref: 131812/LO/2021) and Planning Permission (ref: 131811/FO/2021) and have been partially covered via an Exchange of Correspondence, agreed on 19 February 2025. This covered:

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"Various internal works at the Link Bridge attached to the Grosvenor Building, Cavendish Street, Manchester, M15 6BG."

The remainder of the extended works are sought to be regularised via this application for Listed Building Consent (LBC).

This cover letter and application pack is relevant to the LBC works required in respect of the refurbishment of the UPS room, gallery walls, Cavendish Street elevation, and installation of lighting on the south elevation.

3 The Application Site

The Grosvenor Building makes up part of Manchester Metropolitan University's All Saints campus, located within the Oxford Road Corridor in Manchester City Centre. The university has around 30,000 students.

The building is bounded by Cavendish Street to the north, Higher Ormond Street to the west, the Chatham Building to the south, and the Arts and Humanities Building (including the Grade II Listed façade of the Former Town Hall; Listing ID 1283062).

The building fronts All Saints Park, which creates an important pedestrian link from Oxford Road through into the University. The park also has significant historical ties, as the area was historically a Burial Ground. It is estimated that there are over 16,000 human remains under the park.

The Site is within the Hulme ward boundary and does not lie within a Conservation Area.

The Grosvenor Building is owned by Manchester Metropolitan University and is used for the School of Art. It contains workshops and studio spaces for teaching and working spaces for both academic staff and students. The building comprises of gallery areas, studio and workshop spaces, teaching space, office, circulation, plant and ancillary spaces. The Holden Gallery is situated at the centre of the existing building and has remained an exhibition space since its initial purpose as the Textile Court and retains many of its original features.

The existing building comprises of three floors as follows:

- Lower Ground/Basement
- Ground Floor (accessed via Cavendish Street & Arts & Humanities building)
- First Floor

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4 Background

The Grosvenor building was Grade II Listed in October 1974. The listing details the external appearance of the building including the bays, arches and tablets that give the building its recognisable form. It confirms that the interior of the building was not inspected.

The additional works required to Grosvenor West are associated with the previously approved LBC and Planning Permission on 15 December 2021, as updated via the aforementioned Exchange of Correspondence.

The Listed Building Consent (re: 131812/LO/2021) has the following description of development:

"LISTED BUILDING CONSENT for the full refurbishment of the Grade II Listed Grosvenor Building including internal and external alterations, refurbishment of existing windows, roof and facade, internal aesthetic works, installation of 1no Passenger lift and 1no Platform Lift, and the complete refurbishment/ replacement of all MEP services"

The associated Planning Permission (*ref: 131811/FO/2021)* has the following description of development:

"Planning permission for insertion of safe access equipment systems to the roof of the Grosvenor Building, including steel access ladders and fall arrest systems, and replacement of fire exit door with window."

5 Proposals

All the LBC works are set out comprehensively in the attached Design and Access Statement. The proposals will maintain a high-quality refurbishment and support the future operation and use of the Grosvenor building once the works are complete.

5.1 Items 02 and 03: UPS Room Ventilation and Sound Reduction Works

The existing UPS room currently transits noise to the adjacent studio and the room does not have ventilation. Safety advice from the battery and UPS manufacturers provides that a minimum level of ventilation is required due to gasses released from the batteries. As a result, the proposed works include new acoustic sound insulation linings within room G.32a to help enhance the control of noise transmission within the space. To solve the ventilation issue, MMU is proposing to install new transfer ducts from the existing UPS room to new air transfer grilles within existing internal fire rated lining. In addition, MMU is proposing to remove two glass panes and install new powder coated intake and extract louvres in lieu to provide the required ventilation for the evacuation lift UPS unit.

The following drawings submitted to support this application demonstrate the design, location and details of the works:

- 13434-CAA-XX-00-DR-A-2001_P2_Internal- Alterations-Works.
- 1002B-CAA-XX-ZZ-DR-A-017180_P1_Proposed Window Louvres.
- 250813-CPW-XX-ZZ-DT-M-080001 Existing and Proposed Details - P03.

5.2 Item 05: Helifix Ties to Cavendish Street Elevation

The stonework on the Cavendish Street elevation is currently suffering from cracking defects. The defects relate to the northern elevation and in particular the western gabled wing where cracking and separation between the arch of the wall behind. The cause of the outward movement of the arch of the west gable is most probably due to insufficient tying between the outer stone leaf and the inner leaf of the wall. It is anticipated that this movement will continue, albeit slowly, unless measures are taken to arrest this movement. As a result, MMU is looking to install Helifix ties as structural anchors in response to these defects and stabilise the cracks that have formed since being noted in December 2023.

The following drawing and report submitted to support this application demonstrate the location of the existing defects, the proposed measures, and the stone repair specification:

- 073425-CUR-XX-XX-SH-S-60002-C01_Helifix Front Elevation Stone Repair Specification.
- 11827 Turner & Townsend 23.12.04.

5.3 Item 07: Holden Gallery, Side Gallery and Grosvenor Gallery Exhibition Walls

The School of Arts are looking to improve their ability to showcase artwork across student, user and external exhibitions. Faculty and Tech Services have been using the gallery spaces and have been struggling to install some of the art works due to poor fixings into the existing walls.

The proposed works involves providing fixed battens over the existing wall coverings at noted centres and regular fixings to provide a rigid frame (removable) whereby a sacrificial wall lining can be applied and replaced without further interference with the existing wall.

The head and base detail allows for a considered response to the elements of heritage significance, terracotta picture rail at the head and timber encasement and grilles to the heating pipes at the base. The boards are proposed to be painted white to allow for ‘artwork’ to be presented. The detail aims to promote and retain the primary features of the ‘picture rail’, ‘heating encasement’ and ‘artwork’.

The detail also provides environmental considerations for standard sizes of linings where achievable to reduce wastage.

The following drawings submitted in support of this application demonstrates the design and location of the gallery wall works and sets out specifications of the materials to be used:

- 13434-CAA-XX-00-DR-A-2001_P2_Internal- Alterations-Works
- 13434-CAA-XX-00-DR-A-3000_P1_Existing Gallery Wall Elevations
- 13434-CAA-XX-00-DR-A-3001_P1_Proposed Gallery Wall Elevations
- 13434-CAA-XX-00-DR-A-4000_P1_MDF Wall Lining Detail

5.4 Item 29: Building Mounted External Lighting to South Elevation

The south elevation does not currently have any lighting needed to illuminate the pedestrian walkway. Previous external lighting to the rear elevation was removed during the main refurbishment works a number of years ago and MMU has received complaints have received about low light levels in this area. As result, MMU is looking to provide building mounted lighting fixed to the Grosvenor West South elevation and soffit of the Grosvenor Bridge Link to facilitate the safe use of the space.

The following drawing submitted in support of this application demonstrates the design and location of the external lighting:

- 250813-CPW-XX-ZZ-DT-E-800005_External Lighting Layout - P04.

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6 Planning Policy Context

In accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990 and section 16(2) *"considering whether to grant listed building consent for any works the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses*."

6.1 Places for Everyone Joint Development Plan (2024)

The Places for Everyone (PfE) joint development plan was adopted by Manchester City Council on 21 March 2024 for long-term sustainable growth, new homes and jobs. The PfE covers Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan. It has partially replaced MCC Core Strategy policies and any part of the policy that is not replaced remains part of Manchester's Core Strategy.

There are several policies which are of relevance to this application, and which have been summarised below:

PfE Policy JP-P2 (Heritage) has partially replaced Core Strategy Policy EN3, and promotes conservation and enhancement of the historic environment:

> *"Opportunities will be pursued to aid the promotion, enjoyment, understanding and interpretation of heritage assets, as a means of maximising wider public benefits and reinforcing Greater Manchester's distinct character, identity and sense of place."*

It goes on to note that management and integration of heritage should deliver:

> *"Positive benefits that sustain and enhance the historic environment, as well as contributing to the economic viability, accessibility and environmental quality of a place, and to social wellbeing"*

It also emphasises the importance of a robust evidence base in decision making, noting:

> *"Proposals should be informed, as necessary, by the findings and recommendations of the appropriate heritage assessment(s)."*

Policy JP-C6 (Walking and Cycling) sets out that deliver a higher proportion of journeys made by walking and cycling, a range of measures will be supported, including:

> *"Ensuring routes are direct, easily navigable and integrated with the street and public transport network"*
>
> *"Utilising and enhancing green infrastructure, including canals, parks and recreation grounds, to create opportunities for walking and cycling;"*

6.2 The Manchester Core Strategy (2012)

The Manchester Core Strategy was adopted in July 2012 and is the key, overarching DPD within the LDF. The Core Strategy (CS) has replaced significant elements of the Manchester UDP as the document that sets out the long-term strategic policies for Manchester's future development and forms the framework that planning applications will be assessed against.

There are several policies which are of relevance to this application, and which have been summarised below:

Policy CC9 states that development in the City Centre should preserve or enhance the heritage assets identified including listed buildings.

Policy EN1 describes the City Centre character area, including noting the city's heritage and promoting a rich pattern of activity.

6.3 National Planning Policy Framework 2024

The National Planning Policy Framework (NPPF) is a material consideration in the determination of planning applications. The NPPF introduces a 'presumption' in favour of sustainable development and supports proposals that are in accordance with policies in an up-to-date Development Plan.

Paragraph 210 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.

Paragraphs 212-215 place great weight on the conservation of designated heritage assets, emphasising the need to avoid "substantial harm" unless that harm is clearly justified (via four specific tests) or there are substantial public benefits that outweigh that harm. 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.

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6.4 Accordance with Planning Policy

The proposals, as detailed in this letter and the accompanying Heritage Impact Assessment, demonstrate a clear commitment to the statutory duty under Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990. The works are either directly for the preservation of the listed building (Helifix ties) or are necessary to ensure its continued viable and enhanced use, thereby contributing to its long-term preservation and the wider public good.

Where the proposals involve alterations that could potentially impact the significance of the Grade II listed building (UPS room, gallery walls, external lighting), the Heritage Impact Assessment has concluded that any harm would be less than substantial. In accordance with NPPF Paragraphs 212-215, this less than substantial harm is demonstrably outweighed by the significant public benefits that will arise from the proposed works. These benefits include:

- Enhanced Safety and Functionality: Addressing structural defects, improving essential services (UPS ventilation), and enhancing pedestrian safety (external lighting).
- Improved Educational and Cultural Provision: Facilitating the primary function of the School of Art by providing better exhibition spaces, thereby promoting the "enjoyment, understanding and interpretation of heritage assets" (PfE Policy JP-P2) and fostering a vibrant "art and design community."
- Long-term Viability: Ensuring the Grosvenor Building remains a functional and attractive asset for MMU and the city, contributing to its "economic viability" and "social wellbeing" (PfE Policy JP-P2).

The proposals are therefore considered to be in full accordance with the principles of the NPPF, the Places for Everyone Joint Development Plan, and the Manchester Core Strategy, as they collectively contribute to the conservation and enhancement of the designated heritage asset while delivering clear and substantial public benefits.

Heritage Considerations

Statement of Significance

The Grosvenor Building is of medium-high significance. This assessment is made in the context of considering the building’s listing designation as Grade II. The significance assessment has shown the survival of extensive original features, both internally and externally, though some modern interventions are detrimental. The building retains its essential architectural features and distinguishing character, despite these interventions.

Impact Assessment

The proposed internal work has been designed to blend in with and complement the existing building. The approach is consistent with the design and heritage principles applied throughout the 2021 permissions. The methods have been carefully chosen so as to require the most minimal level of intervention in the building. All construction will be done with care to avoid damage to original fabric.

The works proposed are necessary to allow for the full refurbishment of the Grosvenor building. The proposed interventions have been developed with consideration of the significance of the listed building and have been kept as minimal as possible. works required are internal and external, but it is considered they will have a negligible impact on the significance listed building.

Overall, the proposed fit out works are considered to result in less than substantial harm, it is considered that any minimal damage caused by the alterations will be outweighed by the public benefits of refurbishing the Grosvenor building and maintaining its use for future users.

7 Summary

Overall, the proposed alterations are considered to result in less than substantial harm and careful consideration has been given to the sensitive refurbishment of Grosvenor West to ensure that works are in line with heritage policies at local and national level. In line with the statutory test and policy requirements, the works are required for the preservation of the building while also providing significant public benefits that outweigh any potential minimal damage. The approval of this LBC application forms a key part of the wider improvement works of the Grosvenor Building.

8 Application Documentation

The application has been submitted through the Planning Portal, and comprises of the following documents:

- Application form and Covering letter (with heritage assessment);
- Site Location Plan;
- Design and Access Statement (Photographs and material details);
- 1002B-CAA-XX-ZZ-DR-A-017180_P1_Proposed Window Louvres;
- 250813-CPW-XX-ZZ-DT-M-080001 Existing and Proposed Details - P03;

- 073425-CUR-XX-XX-SH-S-60002-C01_Helifix Front Elevation Stone Repair Specification;
- 11827 Turner & Townsend 23.12.04;
- 13434-CAA-XX-00-DR-A-2001_P2_Internal- Alterations-Works;
- 13434-CAA-XX-00-DR-A-3000_P1_Existing Gallery Wall Elevations;
- 13434-CAA-XX-00-DR-A-3001_P1_Proposed Gallery Wall Elevations;
- 13434-CAA-XX-00-DR-A-4000_P1_MDF Wall Lining Detail; and
- 250813-CPW-XX-ZZ-DT-E-800005_External Lighting Layout - P04.

The Planning Portal Reference number for the submitted application is (PP-14371932)

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

If you require any further details, please do not hesitate to contact my colleague Tom Young (+44 161 455 6963 /tomryoung@deloitte.co.uk).

Yours sincerely

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