

16th April 2025

Jennifer Atkinson
Planning
Manchester City Council
Town Hall Extension
Manchester
M60 2LA

Dear Jennifer,

**SECTION 73 OF THE TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
SECTION 19 OF THE PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990
PLANNING PORTAL REFERENCES: PP-13936449, PP-13936476
UPPER CAMPFIELD MARKET HALL, LIVERPOOL ROAD, MANCHESTER**

Two applications have been submitted on behalf of Allied London Campfield Developments Limited seeking to substitute consented plans to secure amendments as follows:

- the variation of condition 2 attached to application ref 138377/FO/2023 (Portal ref PP-13936449); and
- the variation of condition 2 of the associated listed building consent ref 138346/LO/2023 (Portal ref PP-13936476).

The full planning and listed building consent applications were granted on 7th March 2024 for the following, respectively:

Refurbishment and restoration of the former Upper and Lower Campfield Market Halls to create a workspace development comprising offices, a technology incubator hub, recording studios and events space (Use Class E(g) / Sui Generis) with ancillary bar, cafe and events spaces; and retail unit (Use Class E(a)); together with associated cycle parking at Castlefield House

Listed Building Consent for the restoration and refurbishment of the former Upper Campfield Market Hall for re-use as a workspace

In both cases, Condition 2 requires the development to be carried out in accordance with the approved plans. This application seeks to substitute relevant plans to reflect amendments. The design approach has been progressed with the full consideration of heritage matters.

The need for the changes has arisen from an alteration in the tenant lettings strategy and a resulting alteration in the approach to the central space. The consented scheme was designed to accommodate a single occupant. Despite marketing the proposals for over a year, there has been limited interest from a tenant of this nature. However, the facilities have proved attractive to smaller operators. A multi-let strategy is therefore now to be followed. This better

aligns with the project's grant funding, which seeks to encourage smaller enterprises and solo entrepreneurs.

A multi-let approach has implications for the layout as users require a particular range of facilities. This is reflected in the amendments which are set out in more detail below. Whilst reviewing the proposed use strategy, it has been decided to alter the approach to the central space. While this was previously to house a studio structure, it is now envisaged as an atrium which will allow its character and volume to be more fully appreciated. This is felt to be of benefit from a heritage perspective.

Minor material

The relevant legislation cited above allows an application to be made to vary the conditions associated with a consent, resulting in minor material amendments. National Planning Practice Guidance confirms that there is no statutory definition of a 'minor material amendment' but that it is likely to include 'any amendment where its scale and/or nature results in a development which is not substantially different from the one which has been approved' (ref 17a-017). This is considered to be the case with the proposal, which is comprised of small scale changes in relation to the proposal as a whole.

The building's appearance will be subject to limited changes. The proposals will not affect the nature of the use nor its intensity. All proposals will retain and expand upon the heritage and design based principles agreed through previous consents.

Nature of changes

The floorspace to ground floor has been rearranged in order to deliver self-contained studios with their own ancillary spaces. The consented central structure has been removed in order to allow the volume of the space to be fully expressed. It will act as a multi-functional atrium. Set back to the eastern side are additional ancillary rooms with first floor viewing gallery and plant deck above. The viewing deck is a feature which is much sought-after by target users of the building and will expand its appeal and functionality. This arrangement of the building's central area is felt to produce a betterment on the consented scheme as it allows for a better appreciation of the sense of space and character, which is a key element of the building's heritage significance.

The four corner studios have been reduced to three. There will be minimal impact felt internally from this change. It will allow plant and servicing functions to be placed in one location. As part of this rationalisation, the restaurant bin store is to be relocated to the northern elevation and will be accessed from Tonman Street rather than via the Arcade. An additional opening is required to Tonman Street, but the two additional door openings which were consented to the southern elevation are no longer required.

The reception area has been reconfigured in order to provide sufficiently sized green rooms to the adjacent studios. The use does not require an entrance lobby, as it does not operate in the same way as offices. However, a small reception area is maintained as per the consented scheme in response to Council preference for an active frontage to Liverpool Road.

The revised scheme allows for a greater degree of interaction with Liverpool Road, as was originally requested by the planning and conservation officers in relation to the previous scheme. The green rooms adjacent to the reception are to benefit from a glazed frontage. This is to be achieved through the glazing of four bays to Liverpool Road. This is considered to

be a betterment in heritage terms as it returns a degree of openness and permeability to the structure which would have originally been open to the sides.

The loading bay will remain the same size as in the consented scheme. A goods lift and staircase have been inserted to provide access to the upper floor. This replaces the staircase which was to be provided on the eastern elevation. This forms part of the strategy of opening up the ground floor space to a greater degree. Two additional openings are required to facilitate pedestrian access and an escape from the adjacent stair. The associated railings will be carefully removed and displayed within the building.

To the upper floor, three of the areas which were workspaces will become studios. There will be an additional servicing area comprising WCs, a stair and additional space associated with the adjacent studio. This was previously a void above the ground floor studio.

The changes set out above represent a careful rethinking of the arrangements in order to better reveal the central space and thereby celebrate the building's significance; to respond more directly to demand; and to align more fully with the ethos of the wider campus. It also rationalises plant and servicing.

Heritage Impact

The original grant of planning consent was supported by a detailed Heritage Statement and Heritage Impact Appraisal prepared by Stephen Levrant Heritage Architecture. It considered the history and significance of the building and its constituent parts. It considered each element of the proposals and assessed impact individually and as a whole.

It found that the insertion of glazed screens and doors in place of corrugated panels to the exterior elevations had a minor beneficial impact. The proposals involve the replacement of four such bays in this manner. This will therefore have a similar positive impact.

The insertion of additional openings to the new studios within the existing corrugated cladding was found to be neutral, as was the insertion of openings in the northern elevation. The variation in the strategy in relation to openings will be similarly neutral.

Internally, the insertion of studios at ground and mezzanine level was found to be moderate adverse, albeit reversible. The degree of intervention has been substantially reduced with the removal of the central studio space. Even if the impact is found to remain adverse, it would be so to a lesser degree than the consented scheme.

Overall, the Heritage Statement concluded that the instances of minor and moderate adverse physical impact resulting from the proposed works, which result in less than substantial harm, are necessary to accommodate the building's proposed new use which in turn will facilitate the reuse and regeneration of the listed building.

The changes have been demonstrated to be somewhat less impactful on the building's significance. The scheme therefore remains acceptable in relation to heritage impact, as it enables the regeneration of the listed building and its ongoing viable use.

Replacement Plans

The table overleaf shows the existing and proposed wording of condition 2, reflecting the replacement plans. The same changes apply to the documents listed at condition 2 of the listed building consent (ref 138346/LO/2023) and the 'Upper Campfield' section of condition 2 of the full consent (ref 138377/FO/2023).

Consented plans to be removed	Replacement plans
The development hereby approved shall be carried out in accordance with the following drawings and documents: UC_GA-00 Proposed Ground Floor Plan P3 UC_GA-01 Proposed Mezzanine Plan P3 UC_GE-01 Proposed South & West Elevations P3 UC_GE-02 Proposed North Elevation P3 UC_GE-10 Proposed Detailed Elevation - South P3 UC_GS-01 Proposed Sections AA & BB received by the City Council, as Local Planning Authority, on the 17 October 2023 0798-P3A-XX-XX-DR-A-SK001-I01, 0798-P3A-XX-XX-DR-A-SK002-I02 received by the City Council, as Local Planning Authority, on the 9 February 2024 Design and access statement, planning statement and heritage statement received by the City Council, as Local Planning Authority, on the 17 October 2024 Level 3 historic building record (part 1 and 2)	The development hereby approved shall be carried out in accordance with the following drawings and documents: Proposed Ground Floor Plan ref 0798-P3A-XX-XX-DR-A-05001 Rev P01 Proposed First Floor Plan ref 0798-P3A-XX-XX-DR-A-05002 Rev P01 Proposed Plant Deck Plan ref 0798-P3A-XX-XX-DR-A-05003 Proposed Roof Plan ref 0798-P3A-XX-XX-DR-A-05004 Rev P01 Proposed North Elevation ref 0798-P3A-XX-XX-DR-A-05203 Rev P01 Proposed South Elevation ref 0798-P3A-XX-XX-DR-A-05201 Rev P01 Proposed West Elevation ref 0798-P3A-XX-XX-DR-A-04202 Rev P01 Proposed Section AA ref 0798-P3A-XX-XX-DR-A-05101 Rev P01 Proposed Section BB ref 0798-P3A-XX-XX-DR-A-05102 Rev P01 Proposed Section CC ref 0798-P3A-XX-XX-DR-A-05103 Rev P01 Proposed Section DD ref 0798-P3A-XX-XX-DR-A-05104 Rev P01 UC_GE-10 Proposed Detailed Elevation - South P5 0798-P3A-XX-XX-DR-A-05201 Design and access statement dated March 2025 Level 3 historic building record (part 1 and 2)

A Design and Access Statement produced by Project 3 Architects is submitted as part of this application, alongside a set of overlay plans which show the consented and proposed scheme in contrasting colours.

The interventions follow the principles of design and heritage established through the previous grants of consent. The amendments have arisen from a review of the practicalities of the consented proposals with regard to the needs of users of the space.

The amended scheme will maximise use of the heritage asset whilst securing its optimum viable use for the future. Works are found to be appropriate from a heritage standpoint, and to deliver a betterment on the consented scheme in this regard.

The amendments uphold the high quality and conservation-led principles of the consented scheme, which was recognised as delivering transformative regeneration to the building and its surroundings. This remains a sustainable form of development that complies with the relevant national and local policies and legislation.

I trust the submitted applications are satisfactory and I look forward to acknowledgement of their receipt. Should you wish to discuss the proposals or have any queries please do not hesitate to contact me.

I look forward to hearing from you in due course.

Yours sincerely,

A handwritten signature in black ink, appearing to read "DBB", with a long horizontal stroke extending to the right.

Deborah Baker Barnett
Associate Director