

Manchester City Council
Planning and Development
PO Box 532
Town Hall
Manchester
M60 2LA

19 December 2024

Dear Sir/ Madam,

Listed Building Consent Application for the external repair and replacement of the Drill Hall Roof and a Second Floor Roof Light at the former Army Reserve Centre, Ardwick Green, Manchester, M12 6HD.

AshtonHale has been instructed on behalf of the Diocese of Manchester with HTB ('the Applicant') to submit a Listed Building Consent ('LBC') application for the necessary refurbishment and replacement of the Drill Hall roof, the replacement of a second-floor roof light at the barracks building, and further associated external works at the former Army Reserve Centre, Ardwick Green ('the Site').

Background

The Site is situated within the area of Ardwick Green, Manchester, and is comprised of a main drill hall, a caretaker's cottage, and a 1950s garage building. The Site is registered as a Grade II listing, registered on the Historic England website as 'Drill Hall, Ardwick Green North' and is considered to yield high historic and architectural interest.

The Site is considered to comprise three main phases of development, as follows:

- Late 19th century castellated barracks and Drill Hall to the rear, with a connecting caretakers' apartment,
- 1930s raised Drill Hall and strong rooms below, and
- 1950s extension to the north-west.

The Drill Hall was opened in 1887 and has historically been utilised by successive phases of the Volunteer Corps at Ardwick and was later used in the Second World War as a detention centre. After the War, the building was restored to be used for various ad hoc battalion uses.

The building was vacated in 2018, sold primarily in 2020, and then later sold again in 2023. An application was submitted to the Council in 2023 for the proposed change of use of the building into a place of worship (LPA Ref. 136050/FO/2023). The approved change of use application also permitted the use of the space for offices and ancillary accommodation. The range of facilities

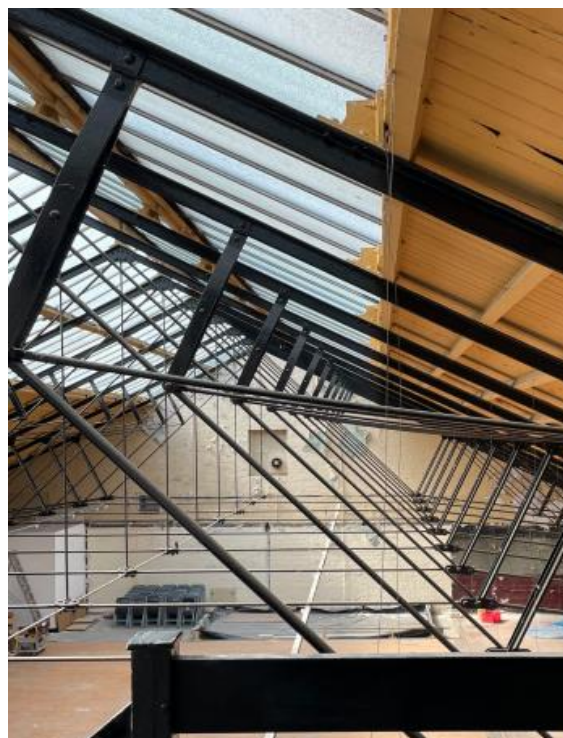
proposed within the approved application included co-working space, social outreach, meeting rooms, community cafe, creche, young people's activity spaces and a main meeting hall.

Following the approval of the above permission in March 2023, the Fabric Church congregation ('the Church') began to occupy the Site for worshipping and social purposes.

At present, the Church utilises a number of rooms within the Site for the above purposes however, the current condition of certain areas of the Church has meant that the Site cannot be utilised to its full potential. The Drill Hall roofing is subject to moisture ingress caused by inadequate roof coverings which has led to structural damage to the roof structure. It is noted that the roof condition has suffered from a lack of maintenance by previous owners, and renewal works are required to prevent further disrepair. Both internal and external works to the building are required to urgently make the Site an appealing and safe place for the local community to gather and worship and to protect the historic fabric of the listed building. The Church has future plans to fully restore the listed building and optimise the space for future uses including a main worship space, a community café, offices, meeting spaces and other ancillary uses available for community use, which will be subject to further discussions with the local community and will come forward via separate planning and listed building applications.

This application to restore the Drill Hall roof and the second-floor barrack's building roof light is an initial step in the building's restoration. This application relates specifically to the refurbishment and replacement of the Drill Hall roof, the replacement of the roof light, and additional minor external alterations to prevent further damage and ensure the building is weather-proofed.

The existing Drill Hall roof finishes are late 20th century replacements of an earlier roof; however, the delicate wrought iron roof trusses are an original feature and give the Drill Hall much of its character. The Drill Hall roof is currently of a poor condition, and subject to multiple leaks making the future use of the Drill Hall as a place of worship unfeasible.



Figures 1 and 2: Existing Drill Hall

In addition to the replacement of the Drill Hall roof, this application seeks to replace the second-floor roof light. The existing roof light is also leaking in several locations, with the water ingress damaging the building's historic fabric.



Figure 3: *Existing Second-floor Roof Light*

The proposed description of this development is:

"Listed building consent for the replacement of the drill hall roof and second floor roof light at the former Army Barracks and associated external works."

Pre-Application Discussions with Manchester City Council

A pre-application meeting was held with Manchester City Council's officers from both the planning and heritage team on 18 July 2024 to discuss the proposed replacement and reinstatement of the Drill Hall roof, along with the wider long-term plans for the Site. A presentation of the holistic proposals was shared with the two officers who offered comments and participated in discussions with the project team. No objections were raised to the sensitive replacement of the Drill Hall roof.

Proposed Development

This application seeks to replace and reinstate the Drill Hall roof and the second-floor roof light at the Grade II listed Army Reserve Centre, Ardwick in order to protect the existing historic fabric of the Site from further damage and allow for repairs in preparation for more extensive refurbishment works to follow (subject to separate planning and listed building consent applications). For further details of the proposals, please refer to the Design and Access Statement prepared by Shedkm.

This application has focused on non-significant fabric of the listed building and has been informed by an understanding of the building and its historic development as set out in the submitted Heritage Appraisal. It is evident that the necessary changes/additions to the structure will impact on minor components of it, and thus will result in some degree of "*less than substantial harm*", with the majority of the proposed works resulting in a beneficial impact.

Drill Hall Roof

As noted, the existing Drill Hall roof is of poor condition resulting in the degradation of the Drill Hall space and the historic fabric of the Site. Following a survey of the roof, particular issues have been identified on the eastern eaves gutter where serious leaks have occurred during heavy rain at both the northern and southern end.

The current roof covering the Drill Hall is comprised of a corrugated material, which does not form part of the original fabric of the building. The original material covering this space is believed to have been asphalt, as detailed within the supporting Heritage Statement. It is unclear when the roof was changed from slate to the current late 20th century roof covering however, aerial imagery from 2008 reveals the change had been made by this date.

A Roof Truss Structural Review was performed at the Site in September 2024 by Hexa Consulting. The Review assessed the structural design of the existing roof trusses and the potential loading options of different roof build-up scenarios. The Review concluded that the current roof truss does not have the capacity to meet recommended safety factors for the addition of slate, or a look-alike slate option, to reinstate the Drill Hall roof. This Review can be found appended within the submitted Design and Access Statement.

Three roofing materials were evaluated for the roof replacement proposal, each with a different impact on the truss. Please refer to the submitted Structural Review for a detailed assessment.

In conclusion, a metal composite roof has been proposed to replace the existing roof in order to meet all necessary safety standards, whilst fully respecting the original truss structure. This option allows the Drill Hall to retain its historical character without any structural modifications to the truss. The Applicant has chosen the installation of the new metal composite option to enhance the visual and structural position of the existing roof, which is considered beneficial.

The proposed development to the roof intends to retain the existing roof trusses yet replace the late 20th century roof covering with a new insulated roof and double-glazed roof lights.

The scope of works relating to the Drill Hall roof replacement is summarised as follows:

- Retain and clean existing late-19th century wrought iron roof trusses;
- Existing wrought iron shoe details at ridge to be retained and cleaned;
- Replace existing wrought iron/timber composite purlins with new larger PFC steel purlins;
- Existing timber boards to be carefully removed and sorted. Where condition allows, timber boards are to be saved for cleaning and re-use elsewhere in the building as part of the subsequent wider works;
- Lightweight profiled structural metal deck roof installed spanning up the roof pitch between new steel purlins;
- New metal deck to be perforated;
- New insulation above the structural metal deck;
- Existing profiled steel sheet roof finish replaced;
- Gutter to east side of roof (adjacent to neighbouring building) widened to allow maintenance access;
- Maintenance access provided to gutter and eastern roof pitch via existing second floor window. Proprietary access stair provided to this area to facilitate safe access;
- Existing late-20th century, single glazed roof light replaced with double glazed aluminium-framed roof light;
- Size of roof light reduced by 500mm;

- Repointing of adjacent brick wall to the main barracks building (south gable of roof);
- Small high level second floor window in north wall of barracks building blocked up;
- Height of existing brickwork wall to eaves and north gable of roof extended by 450mm; and,
- Removal of redundant modern access ladders and walkways.

Roof Light

In addition to the replacement of the Drill Hall roof, the existing second floor roof light on the barracks building requires replacement. This application seeks approval to replace the existing roof light with a new double glazed roof light of the same measurements which shall additionally enhance thermal performance. Opening vents are to be incorporated to assist with the ventilation strategy.

The scope of works relating to the roof light replacement are summarised below:

- Existing late 20th century internal partitions subdividing the second-floor function room to be removed, restoring the room to its original extent;
- Existing late 20th century internal suspended ceiling to second floor function room to be removed, providing access to roof light;
- Existing late 20th century single glazed roof light replaced with double glazed aluminium framed roof light, incorporating opening vents;
- Existing roof light upstand to be retained, but condition to be inspected once finishes removed and remedial works to be undertaken if required;
- Existing steel tie rods to be retained and cleaned;
- Existing steel beams to be retained and cleaned;
- Existing timber ridge beam to be replaced;
- New roof light installed;
- New flashings and trims are required;
- Existing brick gable walls to be repointed.

The enclosed Heritage Statement considers the architectural interest of the roof form and skylight and considers the potential heritage impact of the proposals upon the building and its setting. Table 3 of the Statement details the isolated instances of adverse direct impacts of the above works to the roof and second floor roof light, along with the considered benefits of the development.

The above works listed have been included within this application in order to limit any proposed disruptions to the building's users, or neighbouring properties and enable works to make the listed building weather-proof. The erection of scaffolding can be disruptive to both the listed property and its surroundings and by completing all initial works in one phase, minimises the inconvenience of erecting and dismantling scaffolding multiple times.

Planning Policy Context

Planning policy guidance of relevance to the proposed development, and which provides the context for its assessment, is set out in the following documents:

- National Planning Policy Framework (2024)
- Manchester Core Strategy (2012)
- Places for Everyone Joint Development Plan (2024)
- Manchester's Unitary Development Plan (saved policies) (1995)

National Planning Policy Framework ('NPPF') (2024)

- Paragraph 202 of the NPPF stipulates that heritage assets are an *"irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations"*.
- Furthermore, Paragraph 203 highlights the importance of ensuring that heritage assets are sustained and enhanced, and that they should be put to viable uses, consistent with their conservation.
- The NPPF notes within Paragraph 207 that 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.
- Paragraph 210 further states that in the determination of planning applications, local authorities should take into account the desirability of new development making a positive contribution to local character and distinctiveness.
- Paragraphs 213-215 focus on the importance in the conservation of heritage assets, emphasising the need to avoid 'substantial harm', unless this harm is clearly justified, or substantial public benefits outweigh that harm.

Manchester Core Strategy (2012)

- Policy SP1 (Spatial Principles), states that development in all parts of the City should make a positive contribution to neighbourhoods through the creation of well-designed places that enhance or create character whilst protecting the built environment. Development in all parts of the city should contribute towards neighbourhoods of choice, considering the needs of all members of the community. Policy SP1 also notes that within the Regional Centre there will be support for commercial and economic development within sustainable locations.
- Policy EN3 (Heritage), makes provision for ensuring that new developments must be designed to support the Council in preserving or, where possible, enhancing the historic environment. This includes encouraging proposals which enable the re-use of heritage assets where they are considered consistent with the significance of the heritage asset.
- Policy CC8 (Change and Renewal) notes that the Council will provide appropriate support for schemes which are likely to contribute to the promotion of social, environmental or economic well-being of Manchester.
- Policy CC9 (Design and Heritage), this policy states that development in Manchester City Centre should protect or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments.
- Policy CC10 (A Place for Everyone), states that City Centre developments should appeal to a wider range of residents and visitors through the provision of high standards of accessibility to buildings.

- Policy DM 1 (Development Management) sets out guidance on specific design issues for all development proposals, of most relevant to this application are:
 - The appropriate form, massing and material; and
 - The impact on the surrounding areas in terms of design, scale and appearance of the proposed development.
- Policy EN4 (Reducing CO2 Emissions by Enabling Low and Zero Carbon Development) states that the Council will seek to reduce fuel poverty and will support applications which seek to reduce the need for energy through energy efficient features such as improved insulation and glazing.

Places for Everyone Joint Development Plan (2024)

- Policy JP-P2 notes that historic environments shall be conserved and enhanced, with opportunities to be pursued that will aid the promotion, enjoyment, understanding and interpretation of heritage assets, as a means of maximising wider public benefits. Development proposals which will help safeguard the significance of and secure a sustainable future for Greater Manchester's heritage at risk will be supported in principle.
- Policy JP-P2 promotes the retrofitting of existing buildings with measures to improve energy efficiency.

Manchester's Unitary Development Plan (saved policies) (1995)

- Policy DC19.1 details that in the determination of applications for listed building consent or planning applications for development involving or having an impact on buildings of Special Architectural or Historic Interest, the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings and to protecting their general setting.

Assessment of the Proposed Development

The Site comprises the former Ardwick Barracks, situated within Manchester. Policy SP1 of the Core Strategy states that development across the City should make a positive contribution to neighbourhoods whilst protecting the built environment. In conformity with this policy, the proposed works seek to refurbish the deteriorating roofing at the former barracks, in order to protect the building from further leaks which could impact the historical fabric of the Site. Furthermore, the proposed roof refurbishments seek to enhance the use of the former army barracks allowing the future use of the building as a place of worship and community use in accordance with planning permission granted under LPA ref. 136050/FO/2023. Reinstating the Drill Hall roof and the second-floor roof light represent the initial steps in transforming the Site as a core community facility for Ardwick and the wider community. The repurposing and restoration of the roof for the above uses therefore further accords with Core Strategy Policies EN3 and CC9, along with the PfE Plan and the NPPF.

Core Strategy Policies EN3 and CC9 state that the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre. The Places for Everyone plan also reiterates that historic environments should be enhanced to maximise the potential public benefits as a result of development. This application's supporting information has been prepared to ensure a high-quality refurbishment of the Site, and to ensure the works protect the historic character and

architecture of the listed building. In support of this view, a Heritage Statement prepared by Stephen Levrant Heritage Architecture has been enclosed.

The Heritage Statement assesses the heritage significance of the former Ardwick Barracks, along with the significance of its surrounding setting. The Statement further analyses the proposed restoration works and weighs up the impact of these works against the building's architectural importance. The proposed works would enable a positive restoration of the building and would enable the reinstatement of the heritage asset

The report concludes that the overall proposed development at the Site would maintain and enhance the historical significance of the building. The proposals will ensure the long-term use of the building and the internal character of the Drill Hall space for the applicant and future generations. The Heritage Assessment notes that the proposals will result in varying degrees of adverse and beneficial direct impacts on building fabric, these ranging to minor to negligible (adverse and beneficial), with one instance of moderate adverse impact identified. The loss of the timber batons has been identified to incur some moderate adverse impacts to the Drill Hall space, which will give rise to a medium degree of "less than substantial harm" to the listed building.

Accordingly, Paragraph 215 of the NPPF is engaged which states the following:

"Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use."

The NPPF is also clear that in applying 'great weight' to the conservation of heritage assets, the more important the asset, the greater the weight should be, irrespective of the level of harm.

Planning Practice Guidance confirms that public benefits may follow from many developments and could be anything that delivers economic, social or environmental objectives as described in NPPF Paragraph 8. It also states that public benefits may include heritage benefits such as:

- Sustaining or enhancing the significance of a heritage asset and the contribution of its setting.
- Reducing or removing risks to a heritage asset.
- Securing the optimum viable use of a heritage asset in support of its long-term conservation.

The following heritage benefits arising from the proposed development have been identified:

- The proposals shall secure the building's architectural character, maintaining its fundamental integrity;
- The unsightly and poor-quality metal sheeting over the Drill Hall roof will be removed;
- Work will be completed to ensure that the building is weather-proofed to protect the historic fabric of the listed building.

As set out above, Paragraph 215 of the NPPF requires a weighing exercise to be carried out by the decision maker where less than substantial harm is identified to the significance of a designated heritage asset.

Given the conclusions in the Heritage Assessment, it is accepted that the loss of the timber bottoms may incur some moderate adverse impacts to the Drill Hall space, which will give rise to a medium degree of 'less than substantial' harm. However, it is recognised that this is a localised impact to the listed building and the works are required to protect the building against fabric deterioration. In addition to the heritage benefits outlined above, a number of economic, social and environmental benefits would be delivered with the proposal, such as:

- Reducing risks to the long-term future of the heritage asset by making weather-proof and protecting significant features that are currently subject to damage.
- Sustaining the significance of the listed building with an appropriate and fitting new roof;
- Helping to secure the long-term re-use of the listed building for a place of worship and community uses, allowing public access into the listed building for the first time in its history.

In applying the necessary balancing judgement, it is considered that the public benefits would readily outweigh any identified harm, and as such the proposed development meets the relevant policy tests.

The proposed development has taken a sensitive heritage-led approach and seeks to make only necessary alterations to the existing building to serve contemporary needs for its approved use. These proposals therefore accord to the relevant Development Plan policies, along with policies outlined within the National Planning Policy Framework.

Summary

In summary, careful design considerations have been given to proposed Drill Hall roof and roof-light replacement to ensure the historic fabric of the Site is preserved in line with local and national policies. The approval of this Listed Building Consent will enable the use of the Site as a place of worship and will prevent any further deterioration.

Overall, the proposed works are considered to result in less than substantial harm, and this will be outweighed by the benefit.

We trust that this is satisfactory for the Council to enable a swift validation of the application. Should you require any further information or wish to discuss the application then please do not hesitate to contact me.

Yours sincerely,



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Director

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Appendix I: Submission Schedule – Ardwick Barracks, Manchester

Document	Reference	Author
Planning Covering Letter	December 2024	AshtonHale Ltd.
Heritage Statement	December 2024	Stephen Levrant Heritage Architecture
Design and Access Statement	December 2024	Shedkm Architects
Drill Hall Roof Truss Structural Review (included within the Design and Access Statement)	September 2024	Hexa Consulting
Drawing	Reference	Author
Location plan	2411 SKM RF XX D A 009001 PO2	Shedkm Architects
Existing first floor plan	2411 SKM RF 01 D A 009101 PO2	
Existing second floor plan	2411 SKM RF 02 D A 009102 PO2	
Existing roof plan	2411 SKM RF ZZ D A 009105 PO2	
Existing GA elevations	2411 SKM RF ZZ D A 009200 PO2	
Existing sections A-A B-B	2411 SKM RF ZZ D A 009300 PO2	
Existing sections C-C D-D	2411 SKM RF ZZ D A 009301 PO3	
Existing sections E-E F-F	2411 SKM RF ZZ D A 009302 PO3	
Alterations first floor plan	2411 SKM RF 01 D A 019101 PO3	
Alterations second floor plan	2411 SKM RF 02 D A 019102 PO3	
Alterations roof plan	2411 SKM RF ZZ D A 019105 PO3	

Alterations first floor RCP	2411 SKM RF 01 D A 019111 PO3	
Alterations second floor RCP	2411 SKM RF 02 D A 019112 PO3	
Alterations GA elevations	2411 SKM RF ZZ D A 019200 PO3	
Alterations sections A-A B-B	2411 SKM RF ZZ D A 019300 PO3	
Alterations sections C-C D-D	2411 SKM RF ZZ D A 019301 PO3	
Alterations sections E-E F-F	2411 SKM RF ZZ D A 019302 PO3	
Proposed first floor plan	2411 SKM RF 01 D A 039101 PO3	
Proposed second floor plan	2411 SKM RF 02 D A 039102 PO3	
Proposed roof plan	2411 SKM RF ZZ D A 039105 PO3	
Proposed first floor RCP	2411 SKM RF 01 D A 039111 PO3	
Proposed second floor RCP	2411 SKM RF 02 D A 039112 PO3	
Proposed GA elevations	2411 SKM RF ZZ D A 039200 PO3	
Proposed sections A-A B-B	2411 SKM RF ZZ D A 039300 PO3	
Proposed sections C-C D-D	2411 SKM RF ZZ D A 039301 PO3	
Proposed sections E-E F-F	2411 SKM RF ZZ D A 039302 PO3	
Proposed drill hall roof section	2411 SKM RF ZZ D A 209300 PO2	
Proposed barracks building roof section	2411 SKM RF ZZ D A 209310 PO2	
Proposed drill hall roof light details	2411 SKM RF XX D A 279501 PO2	

Proposed drill hall roof eaves + gable details	2411 SKM RF XX D A 279502 PO2	
Proposed barracks building roof light details	2411 SKM RF XX D A 279511 PO2	