



Application Reference: 141554/FO/2024
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Supplementary Planning Note

Introduction

The purpose of this Note is to add planning context to the submitted information in relation to the above application, and the newly proposed design which we consider provides an optimal design solution whilst fixing a faulty system.

This Note also sets out the key planning benefits of the proposal. This Note should be read in conjunction with the other supporting material and plans / drawings that accompany this application. As such, it is kindly requested that a copy of this document is uploaded to the application webpage.

The revised proposal includes changes to the design of the cladding system which respond directly to comments from the Council. The table below indicates where drawings / plans that were originally submitted are replaced by revised drawings.

Original Submission	Revised Drawing
24.066.PL.001-Site Location Plan	No Change
24.066.PL.002-Existing Typical Floor Plan	No Change
24.066.PL.003-Proposed Typical Floor Plan (1 OF 2)	24.066.PL.003-REV- P02-Proposed Typical Floor Plan (1 OF 2)
24.066.PL.004-Proposed Typical Floor Plan (2 OF 2)	24.066.PL.004-REV- P02-Proposed Typical Floor Plan (2 OF 2)
24.066.PL.005-Existing North & East Elevation	No Change
24.066.PL.006-Existing West & South Elevation	No Change
24.066.PL.010-Proposed North & East Elevation (1 OF 2)	24.066.PL.010-REV-P01-Proposed North & East Elevation (1 OF 2)
24.066.PL.011-Proposed North & East Elevation (2 OF 2)	24.066.PL.011-REV-P01-Proposed North & East Elevation (2 OF 2)
24.066.PL.012-Proposed West & South Elevation (1 OF 2)	24.066.PL.012-REV-P01-Proposed West & South Elevation (1 OF 2)
24.066.PL.013-Proposed West & South Elevation (2 OF 2)	24.066.PL.013-Proposed-REV-P01-West & South Elevation (2 OF 2)
24.066.PL.020-Proposed Typical Bay Study	24.066.PL.020-Rev-P04-Proposed Typical Bay Study
24.066.PL.015-Existing Typical Bay Study	No Change

1. Context for the Application

There are several defects that have been identified to the building. The defects are associated with the existing system design which is ineffective and not fit-for-purpose. The existing system was incorrectly designed and deviates from the standard Schuco FW50+ arrangements. The details as installed on site would not pass under CWCT standard for air and watertightness and therefore there is a need to amend the design of the system.

Addressing the defects to the building is the context for the application. The specific technical details of the faults at the building are set out in the written response by cladding engineers, Cladtech Associated Limited ('Cladtech'). The written response by Cladtech (dated 4th February 2025) is attached at Appendix A. For clarity, the identified defects at the building are summarised below.

1. Water penetration within the glazing zones due to a lack of compression on the inner glazing gaskets.
2. An absence of appropriate glass restraint in the vision zones for both gasket compression and glass restraint.

3. Uncontrolled air penetration as a result of compromised air tightness where the glass and spandrels are not suitably clamped into the curtain wall framing and gaskets.
4. Poor drainage provision within the curtain walling system to manage water within the rebates and carry it to the outside.
5. Gross water penetration through the spandrel details where the panel edge details and backing trays have not been properly designed and manufactured.
6. Failing vertical “glass to glass” seals between sealed glass units as well as the “panel-to-panel” joints in the spandrel zones.
7. The foam insulation is breaking down where water is passing into the edge condition which is leading to deterioration of the integrity of the foam at the panel edge, which is compromising gasket compression and weather sealing.
8. To address any gaps within the slab edge firestopping.

The written response by Cladtech (ref: 5836, February 2025) sets out that in order to fully address all of the above defects, a ‘capped’ cladding system is proposed. A ‘non-capped’ system would not be an appropriate design solution as it would not address the identified defects to the building. A full explanation is provided in the written response by Cladtech.

2. Proposed Development

It is common ground between the Local Authority and the applicant that works are required to address the issues listed above. The proposed development seeks to meet the design concerns outlined by the Council whilst addressing the existing defects, and without compromising the fire safety of the building.

The revised proposal comprises a series of alterations to the scheme as originally proposed, some of which affect the external appearance of the building, that have been designed to remedy the issues with the building and protect its existing appearance insofar as possible. Through conversations with MCC, new designs are proposed which seek to minimise impacts to the existing external appearance of the building.

It is considered the changes compared to the existing design are minor in nature, with the prevailing features of the appearance of the building unchanged as a result of the proposal. As established through the Cladtech supporting information, less obtrusive designs would not resolve the water ingress issues without compromising fire safety.

We understand that the Council consider a key feature of the appearance of the building to be the dominant horizontal ‘banding’ on the external elevations. This is formed by horizontal panelling throughout at regular intervals between the glazed window panels. The proposed amendments seek to address failings of the existing cladding system by capping the vertical panelling. This involves a slight protrusion of the vertical panels that has been minimised as much as possible to ensure that the predominant horizontal banding aesthetic remains.

Revised Proposal Compared to Original Submission

In response to the concerns of the Council with regards to the design of the proposal and impact on the appearance of the building, an alternative design is proposed that takes into consideration the Councils comments.

The alternative solution is to implement a standard flat panel which is secured into the rebate via a pressure plate. The aesthetic element is addressed by fitting a decorative surface mounted panel which sits within the vertical band of T-shaped caps and is hooked onto the external face of the panel retained within the curtain walling.

The panel joints will be located on the centreline of the mullion, which is then hidden from view from the outside thereby forming a flat detail. For the spandrel zones, toggle fixing is impractical as the panel edge details needs to be modified to accept the toggle which can then compromise panel integrity and performance.

For the glazed areas, it is proposed that a standard pressure plate with a flat black cover cap is fitted to the vertical joints. It is intended that the 50mm pressure plate and cap will occupy the black band that is already visible. The cap will simply extend between the projecting continuous T-shaped caps, maintaining the horizontal banding which will continue to extend around the building as before.

The full details of the revised design proposal are set out in the Cladtech response. This should be read alongside the revised drawings.

3. Planning Policy Assessment

The Development Plan for Manchester comprises the Manchester Core Strategy (adopted 2012), saved policies from the Unitary Development Plan (UDP) and the Places for Everyone Joint Local Plan (adopted 2024). The policies that are considered to be most pertinent to the determination of the application are set out below.

Manchester Core Strategy 2012 - 2027

Policy	Description
Policy SP1 Spatial Principles	Details the key spatial principles which will guide the strategic development of Manchester to 2027. The policy states that the Regional Centre of Manchester will be the focus for economic and commercial development , retail, leisure and cultural activity, alongside high quality city living.
Policy EC1 Employment and Economic Growth in Manchester	Priorities for ensuring continued economic growth include demonstrating that employment generating development has fully considered opportunities to provide jobs for local people, through construction or use; and ensuring the continued social, economic and environmental regeneration of the City .
Policy EN1 Design Principles and Strategic Character Areas	All development in Manchester will be expected to follow the seven principles of urban design (character, continuity and enclosure, public realm, ease of movement, legibility, adaptability and diversity) and have regard to the strategic character area in which the development is located.
Policy CC1 Manchester City Centre	The city centre is a strategic economic location and focus of employment growth in the City and City Region . Within the city centre and the fringe a variety of high quality accommodation types, sizes and foot-plates will be encouraged to boost investment by local, national and international businesses. The city centre and fringe will be considered a suitable location for the consideration of high density buildings and commercially led mixed use schemes. The policy states that "Developments which lead to the more intensive use of employment land (in terms of floorspace provided) will be supported".
Policy CC9 Design and Heritage	Development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings and conservation areas. The Council will support high density and mixed use development in the City Centre, but developers must recognise the specific design challenges that must be overcome to ensure complementarity of function and form. New development must support the range of uses the Council expects in the City Centre and contribute to a coherent and integrated physical environment.
Policy CC10 A Place for Everyone	The City Centre will develop as a location which appeals to a wide range of residents and visitors. Development which promotes this objective will be supported, particularly through increasing the diversity of activity in the City Centre and high standards of accessibility to buildings and across spaces.
Policy DM1 Development Management	All development should have regard to the specific issues including: effects on amenity such as noise, privacy, light, air quality, road safety and traffic generation; accessibility; community safety and crime prevention; vehicular access; and, green infrastructure.

Places for Everyone (Adopted 2024)

Places for Everyone (PfE) is a joint local development plan adopted by nine local authorities in greater Manchester, including Manchester City Council. As part of the adopted development plan for Manchester, policies contained in PfE supersede policies contained in the Core Strategy where there is a conflict.

The PfE policies that are considered to be most relevant to this application are listed below.

Policy JP-S1: Sustainable Development

This policy states that to help tackle climate change, *'development should aim to maximise its economic, social and environmental benefits simultaneously, minimise its adverse impacts, utilise sustainable construction techniques and actively seek opportunities to secure net gains across each of the different objectives'*

Policy JP-S1 also states that authorities need to initiate a programme of mitigation to reduce emissions, which includes by *'reducing heating and cooling demand for public and commercial buildings'*.

Policy JP-S6: Resource Efficiency

This policy sets out that the achievement of a circular economy and a zero-waste economy will play a key role in, meeting Greater Manchester's ambition of becoming a leading green city region by 2038. One of the measures to achieve this is by *'using sustainable design and construction techniques to reduce carbon emissions, adapt and future proof to the impact of climate change, reduce and recycle waste and minimise water use.'*

The proposed design solution to address the building defects is the most efficient and effective solution because it only replaces what is defective and therefore optimises resource efficiency. The works proposed would have a significant future-proofing effect on the building to help ensure its future sustainability.

Policy JP-J1: Supporting Long-Term Economic Growth

Policy JP-J1 states that a thriving, inclusive and productive economy will be sought in all boroughs. The Plan states that there will be an emphasis on maintaining a high level of economic diversity and facilitating the development of high value clusters in key economic sectors, including business, financial and professional services.

The proposal has been designed to maintain and enhance a significant contribution to Manchester's office market through the continued operation of an existing office building. The works have been designed so that they would be implemented without significant disruption to business operations of the existing occupiers and therefore supports their continued viability.

Policy JP-J2: Employment Sites and Premises

The Plan states that Greater Manchester has one of the strongest office markets in the country. The Plan specifically states that the quality of the office offer is *'vital to supporting strong and productive sectors such as digital/creative, and business, financial and professional services'*.

The same policy highlights that Manchester City Centre is the pre-eminent office location outside of London. The Plan states that it will be important to maintain this position, and improve accessibility to the associated job opportunities, for the wider benefits of the region.

The Bauhaus building accommodates more than 50,000 sq. ft of prime office space in a highly desirable central location in Manchester city centre. The proposal has been designed to enable essential works to take place to remedy existing issues without compromising the appearance of the building. This would ensure that Bauhaus can continue to operate as a key element of the overall office provision in the city centre.

4. Other Material Considerations

National Planning Policy Framework (December 2024)

Paragraph 8 of the framework sets out that achieving sustainable development means that the planning system has three overarching objectives, and opportunities should be taken to secure net gains across each of the different objectives. These are:

- An economic objective, to help build strong, responsive and competitive economy.
- A social objective, to support strong vibrant and healthy communities.
- An environmental objective, to protect and enhance our natural, built and historic environment.

The proposed alterations at Bauhaus have several benefits that are consistent with the fundamental objectives of the NPPF. The benefits of the proposal are set out in turn below in relation to the three core themes.

5. Benefits of the Proposal

Economic Benefits

The Bauhaus building is an established commercial premises in Manchester City Centre. Existing occupiers of the building include; Praetura Ventures (Financial Institution), Quilter Cheviot (Investment Service) and ConnexAI (Software Company). The building makes a significant contribution to the office market in Manchester City Centre and is conveniently located nearby to Spinningfields, the commercial heart of the City and a prime destination for professional services including legal firms, financial services etc.

Policies contained in the Core Strategy and Places for Everyone seek to ensure that existing employment premises are retained and that a diverse range of high-quality office accommodation is located in appropriate locations. Ensuring that the Bauhaus building can continue to accommodate a range of professional service companies should be afforded considerable weight in the determination of this application. The proposed work seeks to bring the building in line with the general high-standard of office buildings in this part of the City Centre.

The proposed works would therefore have profound benefits for the building and in turn would result in a positive effect on the general provision of office space in Manchester.

Social Benefits

In its current state, the Bauhaus building is not fit-for-purpose. It is a building in which many people work each day and the working environment is impacted negatively by the defects to the building. The proposed works have been sensitively designed to ensure that the defects to the building are addressed while minimising any disruption to the internal areas.

In 2021, Bauhaus became the first refurbished building in the UK to be awarded 'WELL' Gold Status. WELL Gold accreditation is an award by the sustainability and wellness certifier, the International WELL Building Institute (IWBI). At the time, Bauhaus was one of only three buildings in the UK to be awarded the gold standard, due to a comprehensive upgrade in 2020. The upgrade to the building focused on optimising the occupier experience through improving the sustainability and wellbeing credentials and creating a robust digital infrastructure platform, the latter of which led to the building being awarded a 'Platinum' certification for its digital connectivity by WiredScore.

Bauhaus has strong wellness and digital credentials which secures its position as desirable contemporary office accommodation in a prime location. In addition, occupiers have access to flexible ground-floor co-working

space, a full tenant concierge service and roof terrace, providing space for exercise classes, informal working and entertaining space.

The proposed development is considered to minimise disruption of construction in all achievable aspects by only replacing what is necessary and not causing any major obstructive works. This therefore minimises, as far as achievable, the impacts on existing occupiers of Bauhaus and its surrounding occupiers in regards to noise; air quality; and accessibility caused by obstructive scaffolding.

Environmental Benefits

There are two key environmental benefits of the proposed works. Firstly, the proposal is an efficient use of resources and sustainable design method, which is consistent with the policy objectives of Policy JP-S6 of Places for Everyone. Alternative solutions would create unnecessary disruption and would carry an increased environmental impact compared to the proposed capped system.

Secondly, the defects that exist to the building create the need for intense heating and cooling of the internal spaces. The proposed works are entirely consistent with the aims of Policy JP-S1, which states that authorities need to initiate a programme of mitigation to reduce emissions, which includes by '*reducing heating and cooling demand for public and commercial buildings*'.

6. Overall Assessment and Conclusion

The applicant has worked positively with the Council to reach an optimal design solution to address the defects to the building, while minimising the impact on the appearance. The Council is supportive of resolving existing issues with the building. As part of this a new design to the capped system is proposed which considers the Council's comments and seeks to minimise the obtrusion of the development.

The proposed works are designed in a way that minimises any change to the external appearance of the building as far as possible. The alterations include a very minor change to the appearance of the building through limited vertical capped element.

Alternative design solutions have been assessed and the optimal method has been selected on the basis that it would fully address the defects to the building, minimise changes to its appearance and any disruption during implementation of the works.

Taking all of the above into consideration, it is considered that the proposed development is modest in nature and complies with all of the relevant planning policies. There are clear and diverse benefits of the proposal that outweigh any associated harms and as such application should be approved.