

30 October 2024
Bauhaus – Covering Letter



Development Management
Manchester City Council
Ground Floor
Town Hall Extension
Mount Street Entrance
Albert Square
Manchester
M2 5DB

Joel Austin
E: joel.austin@savills.com

Belvedere
12 Booth Street
Manchester
M2 4AW
T: +44 (0) 161 236 8644
savills.com

Submitted via Planning Portal – Reference PP-13503981

Dear Sir / Madam,

External alterations including replacement glazing and spandrel panelling together with installation of pressure plates to the vertical glass joints and associated works.

Bauhaus, 27 Quay Street, Manchester, M3 3GY

Introduction

We write on behalf of our client, St James's Place Property Unit Trust (the applicant) to submit a full planning application for external alterations at the building known as 'Bauhaus' located at 27 Quay Street Manchester M3 3GY.

Application Documents

The planning application is supported by this Covering Letter as well as the following submitted drawings and documents:

- Completed application forms
- 24.066.PL.001-Site Location Plan
- 24.066.PL.002-Existing Typical Floor Plan
- 24.066.PL.003-Proposed Typical Floor Plan (1 OF 2)
- 24.066.PL.004-Proposed Typical Floor Plan (2 OF 2)
- 24.066.PL.005-Existing North and East Elevation
- 24.066.PL.006-Existing West & South Elevation
- 24.066.PL.010-Proposed North and East Elevation (1 OF 2)
- 24.066.PL.011-Proposed North and East Elevation (2 OF 2)
- 24.066.PL.012-Proposed West & South Elevation (1 OF 2)
- 24.066.PL.013-Proposed West & South Elevation (2 OF 2)
- 24.066.PL.020-Proposed Typical Bay Study
- 24.066.PL.015-Existing Typical Bay Study
- Design and Access Statement

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Development Proposal

The details of the proposed development are set out in the submitted architectural drawings. In summary, the proposal seeks to repair some identified defects to the external elevations and in doing so, enhance the external appearance of the building. At a recent inspection, ongoing water ingress was identified, so there is a need for repair and maintenance works, and to enhance the quality of materials to prevent further defects. The technical repair works include:

- Replacement of all spandrel panels
- Replacement of slab edge fire barriers
- Replacement of glass to glazed curtain walling to floors 1 – 8 (excluding corners)
- Installation of pressure plates to the vertical glass to glass joints to floors 1 – 8
- Minor general repairs to all elevations

As detailed in submitted drawing number 24.066.PL.020 (Proposed Typical Bay Study), the alterations are designed to match the colour and finish of the existing materials. The replacement spandrel panels will be mid-grey to match the existing spandrel panelling. The proposed double glazing units have a slight tint to match the existing glazing. Between the spandrel panels new metal caps are proposed to the vertical joints. The colour and finish of the caps will match the spandrels. It is therefore considered that the changes to the external appearance of the building are very minor.

The Bauhaus building is located immediately adjacent to the Spinningfields area of Manchester City Centre. This district is characterised by a range of modern, high-rise office buildings and mixed-use developments. The proposed works to the Bauhaus building will bring it to a similarly high architectural and design quality as other office buildings in the Spinningfields area. The proposed works will ensure that the use of the building as Grade A office accommodation is supported in the long-term. The works also improve the overall attractiveness of the building by seeking to replace faulty materials in the elevations that have caused some damage.

Site Description and Context

The Bauhaus building is located in a prominent location on Quay Street in Manchester City Centre. The building is located within the northernmost extremity of the Castlefield Conservation Area, as identified in the map at Appendix 1.

Surrounding buildings are predominantly high-rise office and apartment buildings with some traditional Victorian terraces on the opposite side of Quay street, which have been converted into commercial office uses.

To the rear of the Bauhaus Building is the Grade II listed Great John Street Hotel. The building was granted planning permission and listed building consent in 2020 for refurbishment of the existing Hotel, including the construction of a ground floor glass house extension, external glass lift and replacement roof extension (reference: 126750/FO/2020).

Planning History

There are a number of previous planning applications that are relevant to the site. The table below provides a summary of relevant applications.

Application Reference	Description of Development	Decision (date)
065554/FO/CITY1/02	Conversion of former Atherton Street school to form 24 residential units (C3) and erection of new mixed use development comprising 65 residential units (C3), offices (B1) and basement car parking, and the pedestrianisation of Little John Street.	Approved (Dec 2002)

117802/FO/2017	<i>External alterations including linear lighting to underside of existing canopy, vertical banding, screening through use of planting across stone plinth, lighting set within planting / screening, treatment to low level retaining wall including green wall, timber and metal cladding, and, new street lamps & lighting to low level wall.</i>	Approved (Dec 2017)
117803/AO/2017	<i>External individual letter non-illuminated replacement signage to fascia.</i>	Approved (Dec 2017)
120280/FO/2018	<i>Removal and replacement of 4no. antennae, removal of associated glass-reinforced plastic coverings and installation of associated equipment.</i>	Approved (Aug 2018)
111624/AO/2016/C1	<i>Installation of 2 no. non-illuminated signs - 1 individual letter sign above ground floor level to Little John Street elevation and 1 vertical sign within existing column at ground level on Quay Street</i>	Approved (May 2018)
110040/FO/2015/C1	<i>Amendment to the external appearance of the building entrance and two proposed signs</i>	Approved (Dec 2015)
110041/AO/2015/C1	<i>1no. anodised aluminum lettering sign and 1no. semi opaque white vinyl lettering sign</i>	Approved (Dec 2015)
126233/NMC/2020	<i>Revisions to roof layout, including details and structures (Non-Material Amendment to 123855/FO/2019)</i>	Approved (July 2020)
123855/FO/2019	<i>The redevelopment of an existing office building roof space to become a roof garden for use by building users, including the reconfiguration of existing plant to accommodate the roof garden proposals.</i>	Approved (Aug 2019)

Relevant Planning Policies

The Development Plan for Manchester is comprised of the Core Strategy (adopted on 11 July 2012) together with the saved policies from the Manchester UDP and the Proposals Map and the Places for Everyone Joint Local Plan (adopted on 21 March 2024). A summary of the relevant planning policies is included in the table below.

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 EN3 Heritage	Throughout the City, development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre will be encouraged. New developments must be designed so as to support the Council in preserving and enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including listed buildings, and conservation areas. Proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.
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.

Planning Policy Assessment

The proposal is modest in nature and is in full accordance with the relevant planning policies. No internal works are proposed and the use of the building as prime office accommodation remains unaffected. The proposed works are external only and enhance the appearance and quality of the building. As such, there is no material change to the function of the building or the spaces around the building that would result from the proposed alterations. In light of this, we hope that planning permission can be granted within the statutory timeframe.

If you have any queries please get in contact using the details provided above.

Yours sincerely,

Joel Austin
Graduate Planner

