



196 Deansgate Limited

PLANNING AND HERITAGE STATEMENT

Basement, Royal London House, Deansgate,
Manchester





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Basement, Royal London House, Deansgate, Manchester

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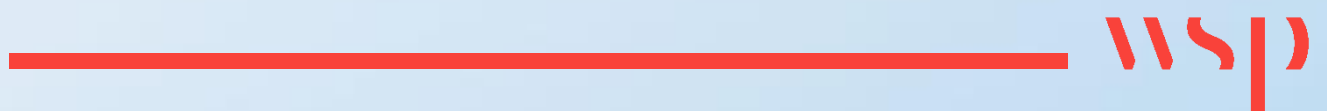
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1

INTRODUCTION



1 INTRODUCTION

- 1.1.1. This Planning and Heritage Statement has been prepared by WSP on behalf of 196 Deansgate Limited (the applicant), in support of an application for full planning and listed building consent. The application relates to the basement of Royal London House, 196 Deansgate, Manchester, M3 3NN (the site).
- 1.1.2. Royal London House, 188-202 Deansgate is a Grade II Listed building and is located within Deansgate / Peter Street Conservation Area.
- 1.1.3. A site location plan can be found at **Appendix A**.

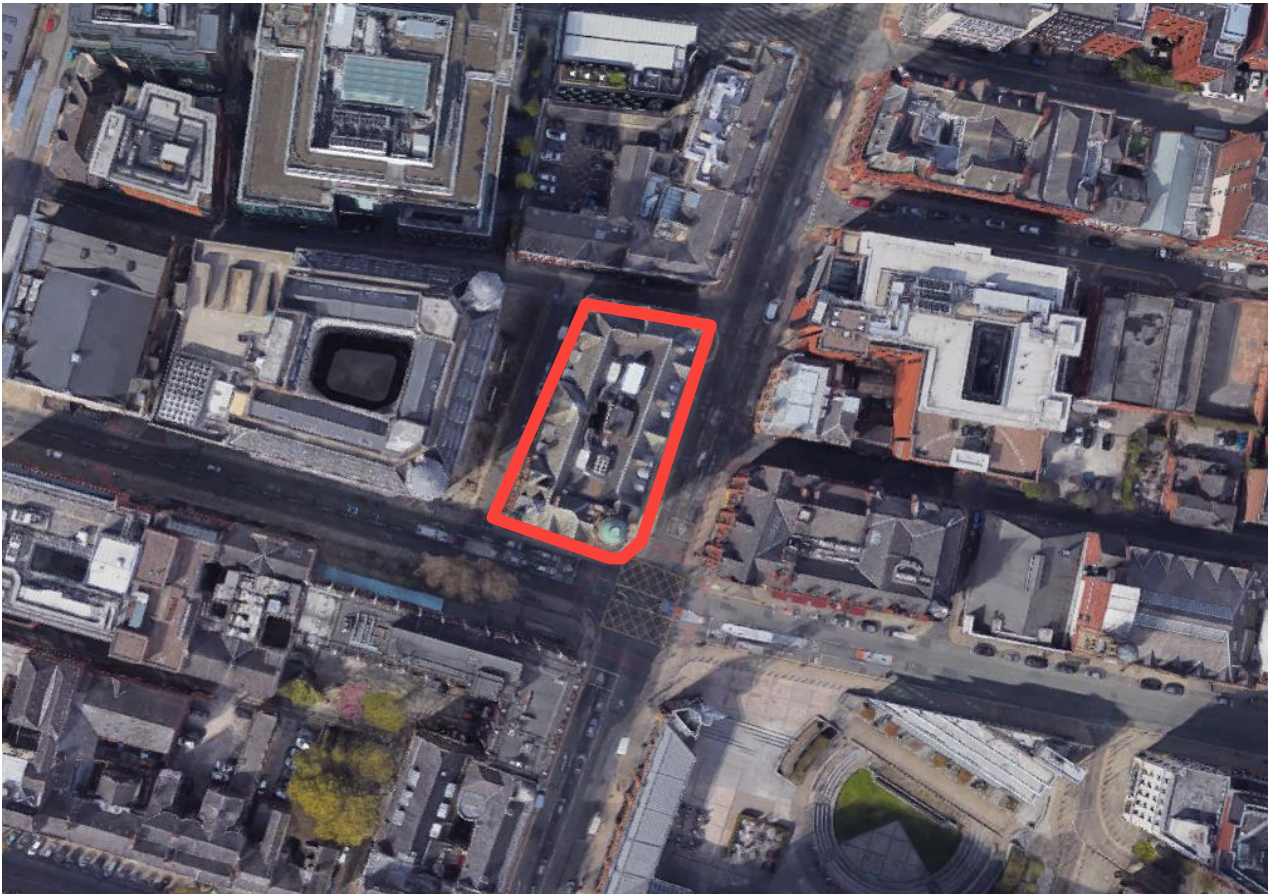


Figure 1 - Site Location

OVERVIEW OF DEVELOPMENT

- 1.1.4. 196 Deansgate Limited (the applicant) acquired the building in Q3 2023 and has instructed JB+CO architects to develop a design for the basement to upgrade and improve the tenant offering.
- 1.1.5. The basement currently contains a cycle store and changing room for tenant use, that is outdated and in need of modernisation.
- 1.1.6. The basement will form part of a wider programme of sensitive refurbishment works to address lettings challenges at fifth floor and improve energy efficiency.

Description of development

1.1.7. Listed building consent is sought for:

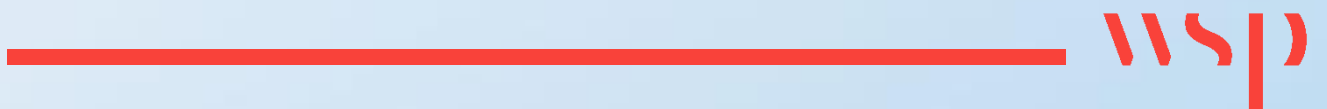
“Internal alterations to facilitate the refurbishment of the basement”

STATEMENT STRUCTURE

- 1.1.8. This statement considers the planning matters associated with the development, including an assessment of the significance of the designated heritage asset and the impact on the proposed development on the identified significance. It highlights the benefits of the scheme and demonstrates its compliance with local and national policy.
- 1.1.9. To provide a clear understanding of the proposed scheme and its relationship with the surrounding area, this statement includes:
- A description of the application site and surrounding area;
 - A review of the application site’s planning history;
 - An overview of the proposal;
 - A review of the relevant national and local planning policy guidance; and
 - An appraisal of the proposal against its planning policy context.
- 1.1.10. This planning and heritage statement is supported by a suite of architectural drawings and supporting documents which should be read alongside this report.

2

SITE AND SURROUNDINGS



2 SITE AND SURROUNDINGS

2.1 THE APPLICATION SITE

- 2.1.1. Royal London House, 188-202 Deansgate is a Grade II Listed building and is located within Deansgate / Peter Street Conservation Area. The listed structure was originally built as an insurance office in 1904 and comprises ground floor units, five storeys and an additional basement level.
- 2.1.2. The building is situated between Deansgate to the east, Quay Street to the south, Atkinson Street to the north and Little Quay Street to the west.
- 2.1.3. The application site relates to an area of the basement of Royal London House which contains cycle storage and ancillary facilities.

2.2 SITE SURROUNDS

- 2.2.1. The site is located in the heart of the City Centre. The surrounding area is characterised predominantly by commercial buildings which typically comprise office accommodation on the upper levels with retail/leisure/food and drink uses at ground floor and basement level.
- 2.2.2. Sunlight House is located to the rear of Royal London House and is a 10 storey Art Deco office building situated at the corner of Little Quay Street and Quay Street. Invicta House, located on Atkinson Street is a Moxy Hotel comprising 145 no. guestroom. To the north of the building is 184-186 Deansgate which is also Grade II listed and predominantly comprises office accommodation on the upper floors with active ground floor units including Hawksmoor and One Eight Six.
- 2.2.3. This area of the City Centre has a low concentration of residential uses. The nearest apartments are located at Great Northern Tower which is approximately 140m to the southeast of the site. There is a current application (ref: 135565/FO/2022) which includes the erection of 746 residential apartments at the land bound by Great Bridgewater Street, Watson Street, and Peter Street.

2.3 DEANSGATE / PETER STREET CONSERVATION AREA

- 2.3.1. Royal London House falls within the boundaries of the Deansgate/Peter Street Conservation Area. The designation was made by the City Council in June 1985. It includes much of the area surrounding Peter Street and the junctions of Deansgate with both Quay Street and Bridge Street.
- 2.3.2. The Conservation Area is contiguous with other designated areas covering a substantial part of the Victorian city centre. Only part of Deansgate is included in this area, with other parts of the street incorporated into Castlefield, Parsonage Garden, St. Ann's Square, Albert Square and Cathedral conservation areas.

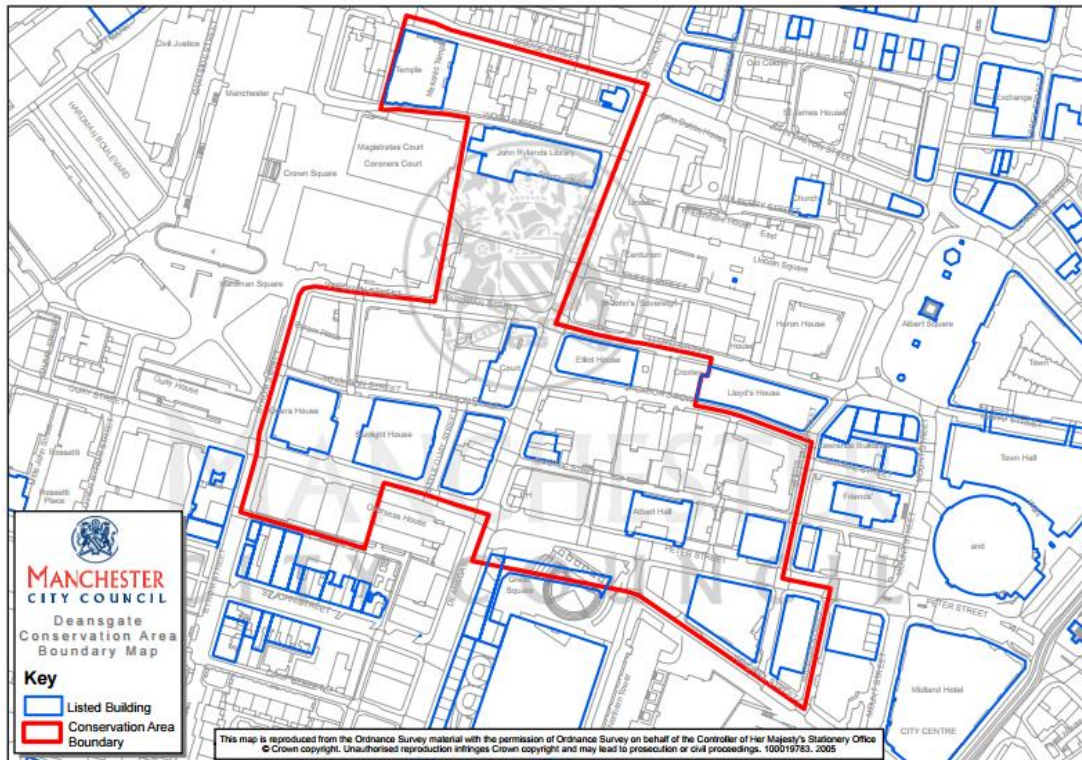


Figure 2 - Deansgate Conservation Area Boundary Map

- 2.3.3. Manchester City Council's Conservation Area Appraisal notes that Peter Street, and its continuation into Quay Street, is the most important junction in the area. The area is predominantly one of commercial buildings, but it also contains a significant number of places of assembly, such as a church, theatre, concert hall, opera house, synagogue and Masonic temple.
- 2.3.4. Various other listed buildings in proximity to Royal London House within the Deansgate / Peter Street Conservation Area include the Onwards Building (205-209 Deansgate), The Courthouse (184-186 Deansgate), Sunlight House (Quay Street) and the former Deansgate Goods Station which are all Grade II Listed.

2.4 PLANNING HISTORY

- 2.4.1. Royal London House is subject to an extensive planning history with applications having been submitted for various changes of use, including the refurbishment of the upper floors, external alterations and the display of advertisements.
- 2.4.2. The relevant planning applications are shown below:
- 137256/LO/2023 - Listed Building Consent for the refurbishment of the fourth floor common areas of Royal London House, to include painting cornicing and installation of pendant lights. Approved 28 July 2023.
 - 127726/LO/2020 - Listed Building Consent for internal works within the common areas at ground to third floor. Approved 12 August 2020.
 - 115629/LO/2017 – Listed Building Consent for the sub-division of 1st Floor office floor plate and creation of circulation corridor. Approved 4 May 2017.

- 111013/LO/2016/C1 - Listed Building Consent for the refurbishment of office spaces at 4th floor level. Approved 9 March 2016.
- 107515/LO/2014 – Listed Building Consent for the refurbishment of the office space at 1st and 2nd floors and repair work to the exterior elevations. Approved 12 Feb 2015.
- 136697/FO/2023 - Installation of roof-top plant equipment and associated ducting. Approved 15 Dec 2023.
- 125001/LO/2019 - Internal and external alterations, and installation of roof-top plant equipment, in association with proposed restaurant use (Class A3). Approved 04 Feb 2020.

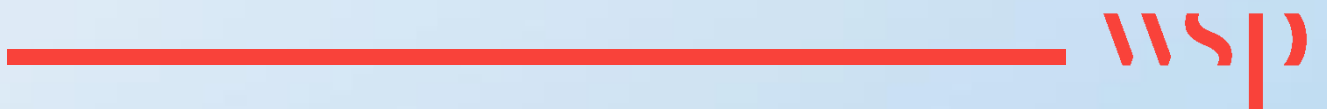
2.5 HERITAGE PARTNERSHIP AGREEMENT

- 2.5.1. A Heritage Partnership Agreement (HPA) is in place at Royal London House. The original HPA (reference: HPA/2018/002) was signed on Monday 17 December 2018 and the scope of a renewed HPA with the new building owner, 196 Deansgate Limited c/o AM Alpha, has been agreed in collaboration with Manchester City Council.
- 2.5.2. The HPA is intended to streamline the planning process, enabling permitted works to be carried out in a timely and cost-effective manner.
- 2.5.3. Under provision of the HPA, the applicant is permitted to carry out works to the building in accordance with a traffic light system, denoting the level of consent required, namely:
- Green category works are permitted works;
 - Amber category works require written notification to the council prior to commencement; and
 - Red category works require statutory consent.
- 2.5.4. Pre-application advice has been sought from Manchester City Council's Urban Design and Conservation Officer, Paul Mason, in relation to the upper floors. However, at that time, the basement design was not well progressed.
- 2.5.5. The HPA does not currently extend to cover the basement however it is useful in establishing and recording the features of heritage significance found throughout the building.



3

PROPOSED DEVELOPMENT



3 PROPOSED DEVELOPMENT

3.1.1. Listed building consent is sought for:

“Internal and external alterations to facilitate the refurbishment of the basement”

3.1.2. Wherever possible, existing historical features are proposed to be retained and revealed. Materials and methods have been carefully considered to best preserve and enhance the existing fabric and heritage significance of the building.

3.1.3. Full details of the scheme are included within the supporting plans and documents.

3.2 INTERNAL ALTERATIONS TO BASEMENT

3.2.1. Full details of the scheme are included within the supporting plans and documents.

3.2.2. Wherever possible, historical features will be retained.

3.2.3. The works comprise:

- Removal of modern fit out
- Re-decoration and fit-out
- Creation of new openings
- Infilled existing openings
- Remove paint from glazed bricks
- New partitions
- Installation of new shower and WC facilities and associated works
- New MEP

3.2.4. The condition of the basement and its historic features is recorded within the HPA, however works to the basement currently fall outside the scope of the HPA. As such, the works are not assessed under Green (permissible), Amber (notifiable) and Red (requiring LBC) as the other floors are.

3.2.5. The principles of the HPA have however been applied to the design approach for the basement.

Accessibility

3.2.6. Currently it is only possible to access the basement cycle store and changing room via the rear staircase and the lift is not configured appropriately. The proposals to the core will provide universal access.

3.2.7. An accessible shower and WC at basement level is a significant improvement to the existing facilities.

3.2.8. It is acknowledged that to achieve the proposed layout, modification is required to original fabric, however a sensitive approach has been taken to work with the constraints of the building and minimise the impact on original fabric as far as possible.

Ventilation / extraction / MEP

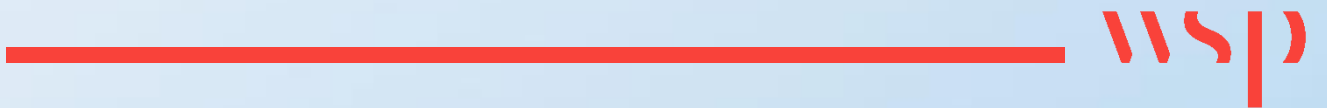
- 3.2.9. All redundant MEP will be removed to tidy up the basement area, all live services will be retained and protected.
- 3.2.10. A new fire alarm system, lighting and ventilation system (extract and supply) is proposed to facilitate the new and improved tenant areas proposed.
- 3.2.11. The works will reduce attachment to and impact upon original historic finishes where possible.

SUMMARY

- 3.2.12. The accompanying JB+CO documents and submitted plans provides full details of the work proposed. The WSP schedule of works document (Appendix D) provides an assessment of the impacts on the Listed Building, which is discussed at Section 5 below.

4

POLICY CONTEXT



4 POLICY CONTEXT

- 4.1.1. The aim of the following statement is to demonstrate that the proposed works meet the requirements of local and national planning policy.

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

- 4.1.2. The legislative requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990 are critical to the re-development of the site as they provide specific protection for buildings of special architectural or historic interest, over and above that provided by development management.
- 4.1.3. Section 16(2) of the Act requires that in considering whether to grant listed building consent special regard should be given to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
- 4.1.4. Section 66(1) of the 1990 Act requires that, when considering whether to grant planning permission for development which affects a listed building, 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”.
- 4.1.5. Section 72 of the Act provides a specific, “duty as respects conservation areas in exercise of planning functions”. Consequently, the Council is charged with paying, “special attention....to the desirability of preserving or enhancing the character or appearance of that area”.

HISTORIC ENGLAND GUIDANCE

- 4.1.6. Historic England (formerly English Heritage) has published a series of Good Practice Advice (GPA) and Historic England Advice Notes (HEANs). The most relevant are:
- GPA2: Managing Significance in Decision-Taking in the Historic Environment (2015);
 - GPA3: The Setting of Heritage Assets (2017); and
 - Conservation Principles, Policies and Guidance (2008).
- 4.1.7. Historic England’s Conservation Principles explains its approach to significance and managing change. It identifies four main aspects of significance: historic, aesthetic, evidential and communal.
- 4.1.8. The relative levels of significance can be measured, the categories which are used within this report are:

Exceptional - an asset important at national to international levels' including scheduled monuments, Grade I and II* listed buildings and World Heritage Sites. Substantial harm should be wholly exceptional.

High - a designated asset important at a regional level and also at a national level, including Grade II listed buildings and conservation areas. Substantial harm should be exceptional.

Medium – an undesignated asset important at a local to regional level, including local (non-statutory) listed buildings or those that make a positive contribution to the setting of a listed building or to a conservation area. May include less significant parts of listed buildings. Buildings and parts of structures in this category should be retained where possible, although there is usually scope for adaptation.

Low – structure of feature of very limited heritage value and not defined as a heritage asset. May include insignificant interventions to listed buildings. The removal or adaptation of structures in this category is usually acceptable where the work will enhance a related heritage asset.

Negative – structure of feature that harms the value of a heritage asset. Wherever practicable, removal of negative features should be considered, taking account of setting and opportunities for enhancement.

NATIONAL AND LOCAL PLANNING POLICY

- 4.1.9. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 4.1.10. Manchester's Development Plan includes Saved Policies from the Unitary Development Plan (1995) (UDP) the Core Strategy (2012), Addendum to Manchester Core Strategy (2024), and The Places for Everyone Plan (2024).
- 4.1.11. Other material considerations include the National Planning Policy Framework (NPPF), Supplementary Planning Documents (SPDs), and Planning Practice Guidance (PPG).
- 4.1.12. A review of the policies relevant to this site have been provided in **Appendix B**.

5 HERITAGE STATEMENT

POLICY CONTEXT

- 5.1.1. This part of the report serves as the Heritage Statement as required under paragraph 200 of the National Planning Policy Framework, describes the significance of any heritage assets affected by the proposed development, including any contribution made by their setting.
- 5.1.2. The statement has been prepared in the context of national and local planning policy, as detailed below.
- 5.1.3. The National Planning Policy Framework (2023) states in paragraph 200 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.”
- 5.1.4. Local Policy Core Strategy (2012) Policy CC9 ‘Design and Heritage’ states that development should preserve or enhance the heritage assets that have been identified. Policy EN3 ‘Heritage’ has been partially replaced by PfE (2024) Policy JP-P2 which states that developments 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.
- 5.1.5. This Statement has been produced to fulfil these national and local planning policy requirements. The chapter provides a description of the heritage assets’ significance, including consideration of the contribution the setting makes to the heritage asset’s significance and sets out an assessment of the impact of the proposed scheme against this policy and provides details of mitigation that has been incorporated into the proposed design; and finally sets out conclusions.
- 5.1.6. The Statement should be read alongside the HPA (2018 and 2023 review), the design documents and drawings produced by JB+CO and the WSP Schedule of works (Appendix D) which sets out an assessment of impact against each item.

APPROACH TO THE PROPOSAL

- 5.1.7. The internal alterations proposed are set out in full within the accompanying design pack. The proposals involve the removal of modern alterations that detract from and conceal the original historic fabric. The design approach seeks to better preserve, protect and better reveal the original historic fabric where possible whilst delivering significant improvements to the tenant facilities and accessibility at basement level.

Heritage Partnership Agreement (HPA)

- 5.1.8. A Historic Partnership Agreement (HPA) is in place between the LPA that sets out the historic background and significance of the site, it identifies elements in the building which have historic significance, and it provides clarity on when works can be carried out without the requirement for listed building consent. The HPA lists features of significance within the basement, however it does not extend to cover works within the basement as it does on upper floors.
- 5.1.9. Notwithstanding, the design proposals have been prepared having regard to the principles established within the HPA. The design takes cues from the analysis of the building and seeks to

maximise the opportunity to reveal features of significance, making a positive contribution to the building.

5.2 THE HERITAGE ASSETS

ROYAL LONDON HOUSE

- 5.2.1. Royal London House is Grade II listed under the Planning (Listed Buildings and Areas) Act 1990 as amended for its special architectural or historic interest. The building was listed on 3 October 1974 and a copy of the listing information is included at **Appendix C**. Royal London House makes a significant positive contribution to the Deansgate Conservation Area using high quality materials and decorative details. The building is an important example of the phase of 'rebuilding' that was undertaken in the later nineteenth century as slum areas were cleared and is a typical example of the emerging office typology in the Victorian era.
- 5.2.2. Royal London House in its entirety, is of considerable evidential, historical and aesthetic value. The special interest of Royal London House is associated with its physical fabric and its aesthetic contribution to the wider streetscape and character of this part of the Deansgate / Peter Street Conservation Area.
- 5.2.3. Full detail of the asset's significance and history is set out within Section 6 of the HPA (2018) which is submitted with this application. The historic background and description of the building is provided at Section 4 of the HPA (2018).
- 5.2.4. Numerous phases of refurbishment have taken place over the 20th and early 21st century which has altered the internal spaces and in doing so has removed or concealed some of the historic features.
- 5.2.5. The Gazetteer of Historic Finishes (Table 1) of the HPA records the historic features within the building, the basement elements are included within Table 1 below. Table 1 includes the wider basement area. For this proposal, the relevant features of significance include glazed bricks (B.35), painted brickwork and exposed steel columns (B.36).

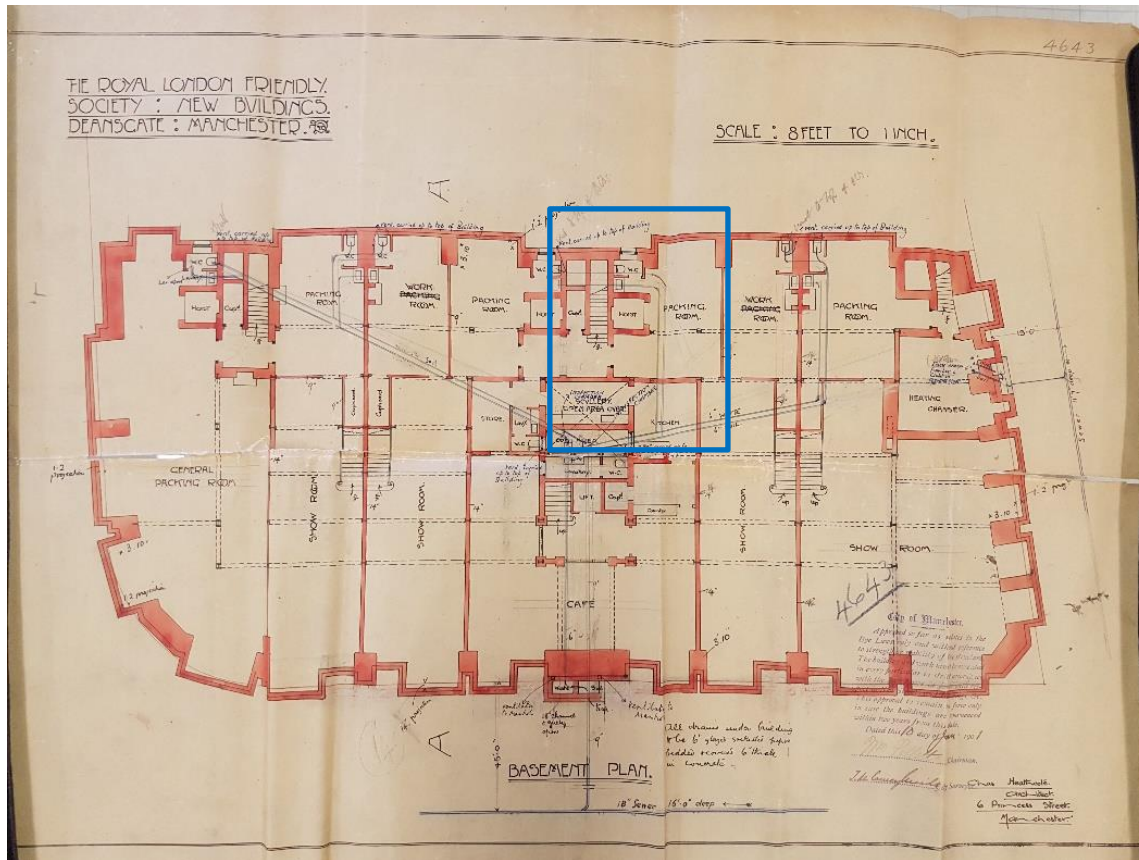
Table 1: Gazetteer of Historic Finishes

Ref.	Location	Description
B.31	Basement	Fireplace
B.32	Basement	Cornice & moulding details to ceilings
B.33	Basement	Pavement lights
B.34	Basement	Timber herringbone parquet floor
B.35	Basement	Glazed bricks to walls
B.36	Basement	Exposed steel columns

- 5.2.6. Further detail on the condition of historic features relevant to this application is included in the accompanying Design and Access Statement, drawings, and Schedule of Works prepared by JB+CO.

- 5.2.7. Figure 5.1 below provides the original basement plan, as included within the HPA. The part of the basement that this application relates to is served by the rear staircase, closest to Little Quay Street.

Figure 5.1 Original Basement Plan with the site location annotated in blue



DEANSGATE / PETER STREET CONSERVATION AREA

- 5.2.8. The application site is located within the Deansgate / Peter Street Conservation Area. The Conservation Area designation was made by the City Council in June 1985. It includes much of the area surrounding Peter Street and the junctions of Deansgate with both Quay Street and Bridge Street.
- 5.2.9. A description of the site in relation to the conservation area, and a description of the conservation area's significance is included within the HPA (2018), Section 3.0.
- 5.2.10. As a jointly prepared document with MCC it is established this position is agreed, and so is not repeated within this Statement.
- 5.2.11. There are no external alterations proposed as part of this application. As such there is no potential for the proposals to impact upon the conservation area. The Deansgate / Peter Street Conservation Area has therefore been scoped out of the Heritage Assessment.

5.3 IMPACT OF THE PROPOSAL

- 5.3.1. The impact of the proposal on its individual components and the overall integrity and significance of the listed building may be measured as: adverse; neutral; or beneficial. The design approach seeks

to minimise adverse impacts and maximise opportunities to deliver beneficial impacts. Great weight has been placed on the retention of the elements of historic fabric.

IMPACT ON ROYAL LONDON HOUSE

- 5.3.2. The design proposal has given special regard to preserving the special architectural and historic interest of Royal London House.
- 5.3.3. The development proposal will have an overall **positive impact**. It will deliver internal alterations in an area of the basement that is in a poor state of repair. The alterations are necessary to improve the shared facilities for existing and future tenants within the building, bringing the cycle and welfare facilities up to modern standard that is in keeping with the quality of office space.
- 5.3.4. The submitted ***Proposed Schedule of Works – Heritage Assessment*** (Appendix D), prepared by WSP, provides a heritage assessment against the scope of works. This should be read alongside the submitted drawing pack.
- 5.3.5. Some of the proposed works will result in minor harm such as removal of glazed bricks to create a new opening, new signage where new openings are created, and some disruption to original fabric resulting from the water services and drainage proposals.
- 5.3.6. The harm identified is however limited and must be weighed against the benefits the scheme will deliver, for which there are many. The proposals will improve accessibility, protect, preserve and enhance features of significance, and improve sustainability through the MEP proposed. Improving the decorative repair of the basement area will, in turn contribute to the longevity of the asset.
- 5.3.7. The alterations are sympathetic and have been designed to minimise the impact on original historic fabric as much as possible. Where historic fabric is impacted, it is proposed to retain and reuse material to minimise harm.
- 5.3.8. Balancing the identified harms and benefits as set out within the ***Proposed Schedule of Works – Heritage Assessment*** (Appendix D) there will be an overall **beneficial impact**.
- 5.3.9. The above assessment demonstrates that the proposals accord with the requirements of Sections 16, 66 and 72 of the Planning (Listed Buildings and Conservation) Act 1990 in ensuring that special regard is given to preserving the special interest of the identified heritage assets.

5.4 CONCLUSION

- 5.4.1. This is an exciting project that will deliver a sensitive fit out within part of the basement of 196 Deansgate.
- 5.4.2. A heritage assessment has been undertaken which identifies the special characteristics and significance of the designated heritage assets. The significance of the Conservation Area as a whole is considerable and holds evidential, historical and aesthetic value.
- 5.4.3. The proposal has been reviewed in the light of the relevant planning policy and guidance relating to the historic environment. Under the statutory test, special attention has been given to ensuring the proposals preserve the special historic interest of Royal London House. The proposals also preserve and enhance the character and appearance of the Conservation Area in this location. The proposed development complies with the tests at Sections 16(2), 66(1) and 72 of the Planning (Conservation Areas and Listed Buildings) Act 1990.

- 5.4.4. The proposal has given special regard to preserving the special architectural and historic interest of the heritage asset. Overall, the proposals will have a beneficial impact on Royal London House. The proposal will have no impact on the conservation area which has been scoped out of the assessment.
- 5.4.5. In accordance with local planning policy, the proposal will enhance and preserve the heritage asset (Core Strategy Policy CC9 - Design and Heritage, and Places for Everyone Policy JP-1 Sustainable Places), and the historic environment, character, setting and accessibility of important buildings (Core Strategy Policy EN 3 - Heritage). The proposals will facilitate the retention, restoration, maintenance and continued use of a listed building (UDP Policy DC19.1). In accordance with Places for Everyone Policy JP-P2 (Heritage), the proposal will deliver positive benefits that that sustain and enhance the historic environment, as well as contributing to the economic viability, accessibility and environmental quality of a place.
- 5.4.6. In accordance with NPPF, the test of whether the proposals will lead to substantial harm or less than substantial harm has been applied. The proposals will not cause harm to the significance of the designated heritage assets as the features of special architectural and historic interest and character will be preserved.

6 PLANNING APPRAISAL – MATERIAL CONSIDERATIONS

- 6.1.1. This section considers the principle of development and demonstrates how the proposal accords with the relevant policies set out in Section 4 and Appendix B. Each matter has been addressed in turn below.

6.2 DESIGN

- 6.2.1. This application is accompanied by a Design and Access Statement ('DAS') which considers the design, layout and materials of the proposed development. An assessment of the internal and external historic features of the building and the wider historical context has been undertaken which has informed the final design.
- 6.2.2. A sensitive approach is proposed, which aligns with policy DM1 'Development Management' which sets out that proposals should be appropriate in terms of the surrounding area and to contribute to sustainable energy principles. In this regard, the proposals involve renewed MEP and EV cycle charging.

6.3 ACCESSIBILITY

- 6.3.1. The alterations to the basement will introduce accessible facilities, which will address a shortfall in the current provision.
- 6.3.2. Without the alterations proposed, there are no accessible toilets or shower facilities within the basement area. This coupled with the alterations proposed to the upper floors, as sought through a separate planning and listed building application, will significantly improve accessibility within the building.
- 6.3.3. As such, the proposals are consistent with Core Strategy Policy DM1 (Development Management) which supports 'accessibility for all'.

6.4 SUMMARY

- 6.4.1. The principle of development is acceptable and there are no material considerations that would prevent permission from being granted.

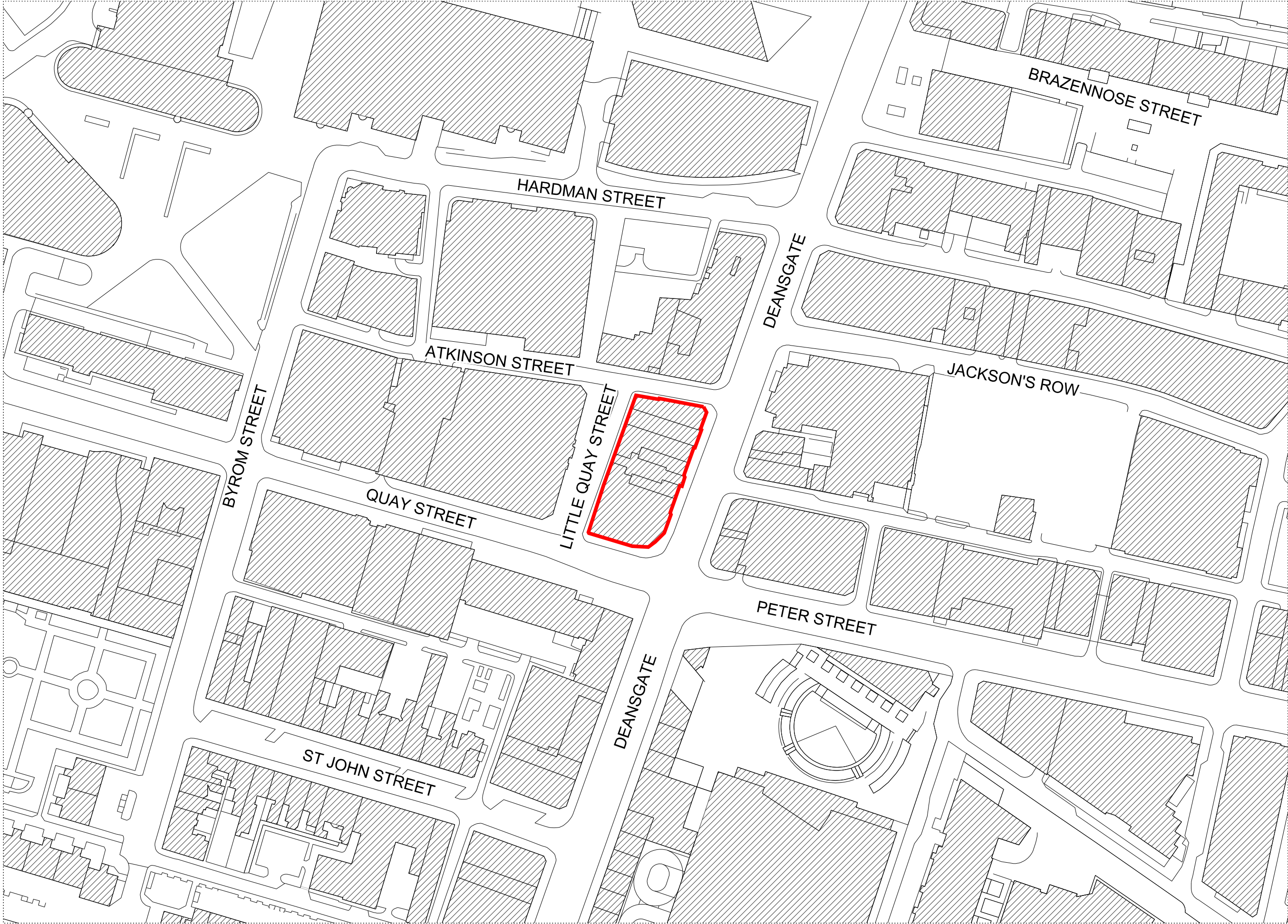
7 CONCLUSION

- 7.1.1. This planning and heritage statement has been prepared by WSP on behalf of 196 Deansgate Limited, in support of a listed building consent application for internal alterations at basement level of Royal London House, 196 Deansgate, Manchester, M3 3NE.
- 7.1.2. The development proposal will have a positive impact. It will deliver internal alterations in an area of the basement that is in a poor state of repair. The alterations are necessary to improve the shared facilities for existing and future tenants within the building, bringing the cycle and welfare facilities up to modern standard that is in keeping with the quality of office space.
- 7.1.3. The alterations are sympathetic and have been designed to minimise the impact on original historic fabric as much as possible. Where historic fabric is impacted, it is proposed to retain and reuse material to minimise harm.
- 7.1.4. This statement has been prepared in the context of national and local planning policy. In accordance with national policy and guidance, a heritage assessment of the site has been undertaken. The significance of heritage assets affected by the proposed development has been described and the impact of the proposed development evaluated.
- 7.1.5. The design proposal has given special regard to preserving and enhancing the special interest of the identified heritage assets.
- 7.1.6. The works will not harm the significance of the designated historical assets and will protect and enhance the architectural and historic features of the unit. In these terms, the proposal meets the statutory tests set out at Sections 66 and 72 of the Planning (Listed Building and Conservation Areas) Act 1990 by preserving the key features of special architectural or historic interest.
- 7.1.7. The development proposal accords with local, national and regional planning policy, guidance and legislation. As such the proposals should therefore be approved without delay.

Appendix A

SITE LOCATION





NOTES / REVISION

RED LINE
APPLICATION BOUNDARY

5	10	20	30	
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PROJECT
ROYAL LONDON HOUSE,
DEANSGATE, MANCHESTER

CLIENT
AM ALPHA

TITLE
LOCATION PLAN

SCALE
1:1250@A3

DATE
AUGUST 2024

JOB No
1573

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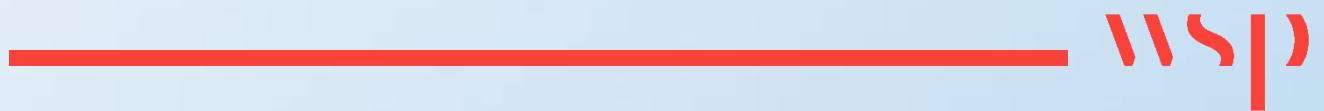
ISSUE FOR
PLANNING

JB+CO ARCHITECTS
+ DESIGNERS

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Manchester
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Appendix B

PLANNING POLICY



National Planning Policy

National Planning Policy Framework (2023)

Sustainable development is meeting the needs of the present without compromising the ability of future generations to meet their own needs (paragraph 8). The planning system has three overarching objectives in achieving sustainable development which are economic, social and environmental.

Planning and development should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to ensure that it reflects the character, needs and opportunities of each area (paragraph 9).

The NPPF sets out this need with the 'presumption in favour of sustainable development' set out at paragraph 11, which establishes the planning principles in pursuing sustainable development in a positive way. Where the development plan is absent, silent or relevant policies are out-of-date, permission should be granted unless 'any adverse impacts of doing so would significantly and demonstrably outweigh the benefits'.

Paragraph 85 encourages a strong, competitive economy where: *"Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future. This is particularly important where Britain can be a global leader in driving innovation, and in areas with high levels of productivity, which should be able to capitalise on their performance and potential."*

Paragraph 87 requires planning policies and decisions to: *"recognise and address the specific locational requirements of different sectors. This includes making provision for clusters or networks of knowledge and data-driven, creative or high technology industries; and for storage and distribution operations at a variety of scales and in suitably accessible locations"*.

Section 16 (paragraphs 195 – 214) of the NPPF is specific to conserving and enhancing the historic environment. Paragraph 196 advises that local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment.

In determining applications, the Framework also advises 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 asset's importance and no more than is sufficient to understand the potential impact of the proposal on their significance (paragraph 194).

Paragraph 200 states that local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

Paragraph 203 states: *“In determining planning applications, local planning authorities should take account of: - the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation”.*

Paragraph 205 states: *“When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be).”*

Paragraph 208 states that if a proposal leads to less than substantial harm to the significance of the designated heritage asset, harm should be weighed against the public benefits of the proposal.

Paragraph 212 states that local planning authorities should look for opportunities for new development within conservation areas and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset should be treated favourably.

Planning Practice Guidance

The Planning Practice Guidance (PPG) is a government produced interactive on-line document that provides further advice and guidance that expands the policy outlined in the NPPF. It expands on terms such as ‘significance’ and its importance in decision making. The PPG clarifies that being able to properly assess the nature, extent and the importance of the significance of the heritage asset and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals.

The PPG usefully discusses how to assess if there is substantial harm. It states that what matters in assessing if a proposal causes substantial harm is the impact of the significance of the heritage asset. A key consideration when assessing whether there is an adverse impact on a listed building is whether the adverse impact seriously affects a key element of its special architectural or historic interest.

Local Planning Policy

Core Strategy (2012)

Policy CC9 (Design and Heritage) states that development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments. It also states that 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 C1 (Centre Hierarchy) sets out that the City Centre will be the focus for commerce, culture, leisure and tourism.

Policy C10 (Leisure and Evening Economy) states that new development that supports both the daytime and evening economy, that contributes to the vitality of district centres and supports a balanced and socially inclusive evening / night time economy will be permitted.

Policy EN1 (Design Principles and Strategic Character Areas) part 1 requires developers to Consider the City’s heritage and continue the rich pattern of activity in the core area.

Policy EN 3 (Heritage) requires developments to be designed to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including scheduled

ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains.

Policy DM1 (Development Management) sets out development management requirements including appropriate siting, layout, massing, materials; impact on surroundings; impact on amenity including light, privacy and noise; accessibility for all; community safety and crime prevention; refuse storage and collection; parking; sustainable construction and energy; use of BREEAM and best practice standards for new commercial developments.

Unitary Development Plan (1995) (UDP)

In accordance with 'saved' Policy DC18.1, the Council will give particularly careful consideration to development proposals within Conservation Areas and will seek to preserve and enhance their character by carefully considering the effect of major changes to the appearance of existing buildings.

Policy DC19.1 outlines that the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of buildings of Special Architectural or Historic Interest in the determination of planning application for listed building consent.

Policy DC26 aims to minimise the adverse impact of noise on noise-sensitive developments.

Local Planning Guidance

Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (April 2017) provides guidance on design principles, accessibility, environmental standards and parking guidelines. In terms of heritage assets, paragraph 11.45 (Conservation Areas) states that the proposals in these areas should preserve or enhance their character.

Manchester City Council's website provides detailed guidance on the history, townscape, context and control of development for the Deansgate/Peter Street Conservation Area in the form of a Conservation Area appraisal.

Addendum to Manchester Core Strategy (2024)

The following section has been removed from CS Policy EN3 Heritage *"development proposals affecting a designated heritage asset (or an archaeological site of national importance) and a conservation area should conserve those elements which contribute to its significance including those identified in any conservation area appraisal as making a positive contribution to the area"*. This has been replaced with PfE Policy JP-P2.

The Places for Everyone Plan (2024)

Places for Everyone is a joint plan across nine Greater Manchester districts (Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan). The plan was adopted in March 2024.

The policies of relevance to this application are highlighted below.

Policy JP-1 Sustainable Places states developments should seek to:

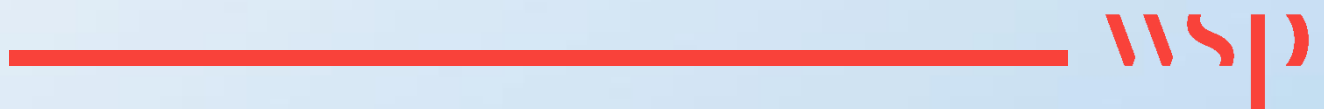
- Conserve and enhance the natural environment, landscape features, historic environment and local history and culture
- Enables a clear understanding of how the place has developed; and

Respect and acknowledge the character and identity identify of the locality in terms of design, siting, size, scale and materials used.

Policy JP-P2 Heritage states that developments 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.

Appendix C

LISTING DESCRIPTION



ROYAL LONDON HOUSE

Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1200852**

Date first listed: **03-Oct-1974**

List Entry Name: **ROYAL LONDON HOUSE**

Statutory Address 1: **ROYAL LONDON HOUSE, 188-202, DEANSGATE**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

[Understanding list entries](https://historicengland.org.uk/listing/the-list/understanding-list-entries/) (<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

[Corrections and minor amendments](https://historicengland.org.uk/listing/the-list/minor-amendments/) (<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

Location

Statutory Address: **ROYAL LONDON HOUSE, 188-202, DEANSGATE**

The building or site itself may lie within the boundary of more than one authority.

District: **Manchester (Metropolitan Authority)**

Parish: **Non Civil Parish**

National Grid Reference: **SJ 83522 98008**

Details

MANCHESTER

SJ8398SE DEANS GATE 698-1/27/107 (West side) 03/10/74 Nos.188 TO 202 (Even) Royal London House

GV II

Insurance office. 1904, by Charles Heathcote. Iron frame with cladding of sandstone ashlar, ground floor of dark brown polished granite; slate roof. Large rectangular plan on island site. Free Baroque style. Five storeys and attic, 15 bays, with 3-bay centre and 2-bay ends breaking forwards slightly; plus set-back chamfered corner to left forming hinge to Quay Street facade and surmounted by octagonal 2-stage turret; banded pilasters to ground and 1st floors, a frieze over each (swagged in the 2-bay ends), giant segmental-headed arcades to 2nd and 3rd floors with chamfered pilasters and modillioned segmental cornices with voluted keystones, prominent modillioned cornice, and vernacular-style triangular gables over the centre and ends, with small segmental dormers between them. Ground floor has central doorway with projected pedimented architrave, and large windows with modern plate-glass; 1st floor has a cross-window above the doorway with blocked semi-columns and open-segmental pediment, and casements in the other bays; 2nd floor has casements with triple keystones, 3rd floor has round-headed 3-light casements; top floor has casements set in colonnades, which form screens to the windows between the centre and ends; attic gables have 3-light casements. Corner to left has 1-light windows with different architraves on each floor, and cupola lantern with small round-headed windows between pairs of blocked colonnettes, stepped modillioned cornice, and domed roof. Right-hand corner has domed cupola. Six-bay return end to Quay Street in matching style. Interior not inspected.

Listing NGR: SJ8352298008

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: **388091**

Legacy System: LBS

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



Map

This map is for quick reference purposes only and may not be to scale.
This copy shows the entry on 03-Sep-2024 at 09:07:25.

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(<https://historicengland.org.uk/terms/website-terms-conditions/>).

End of official list entry



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Appendix D

PROPOSED SCHEDULE OF WORKS



ROYAL LONDON HOUSE – SCHEDULE OF PROPOSED WORKS – HERITAGE ASSESSMENT

Basement

Description of proposed work	Plan reference	Comments (significance of heritage asset and assessment of impact)
<u>Removal of modern fit out, including:</u> Remove all redundant MEP. Note live services are to be retained and protected. Remove all lighting Remove FM kitchen. Inclusive of; units, worktops, appliances and supply services Remove non-original floor finishes inclusive of adhesive and any degraded subfloor. Remove 2no non-original blockwork walls between cleaner's store/ drying room and drying room/ FM room Remove timber partition to end of cycle store. Remove door and frame to FM room. Remove FM kitchen cabinetry. Remove timber ceiling to bike store. Remove existing improvised bike ramp	Schedule of Works and Method Statement 3.4.1 and 3.4.4. Demolition GA plans	There is no harm associated with removal of non-original fabric. Care will be taken during removal in accordance with HPA review 2023, Section 7.2.5 which establishes the agreed approach for the upper floors. Careful removal of modern fit out, redundant plant and harmful alterations will have a beneficial impact .
<u>New modern decoration and fit out:</u> - New modern floor finishes	Schedule of Works and Method	Redecoration as listed will not impact upon the significance of the building, and as such Listed Building Consent is not

<ul style="list-style-type: none"> - New modern ceiling finishes - Alterations to the bike store - Redecoration of modern finishes - Repainting of previously painted surfaces (like for like) to improve decorative condition - Replacement of modern internal doors - 	<p>Statement 4.41-4.42</p> <p>Proposed basement floor finishes plan and ceiling finishes plan</p> <p>Bike store and repair room plan</p> <p>Wall finishes plan</p>	<p>required for this element. It has however been included so the LPA can review the proposals in full.</p> <p>The redecoration works proposed will improve the decorative repair of the basement and contribute to the protection and preservation of the asset. As such, the redecoration works should be viewed positively.</p>
<p><u>New signage</u></p> <p>Proposed new signage will be limited to new partitions. The proposed signage in the lobby will be attached to the proposed timber stud partition that runs in front of the proposed infilled door and enclosed MEP. The signage will be attached to the stud wall located in front of the proposed infilled door to avoid potential clashes with the MEP, and avoid drilling into original fabric.</p> <p>However, there may be some statutory signage required which could impact upon original fabric. Where possible, existing openings will be utilised. If new fixings are necessary, they will be limited to the minimum number of fixing holes. Please note that there are already numerous fixing holes across the floor plate. Glazed bricks will be avoided wherever possible.</p>	<p>Schedule of Works and Method</p> <p>Statement 4.41-4.42</p>	<p>Working on a worst-case scenario, installation of signage will result in some minor disturbance to the walls, but this will be avoided wherever possible as described.</p> <p>The disruption to original fabric will be limited resulting in minor harm.</p>
<p><u>New Opening</u></p>	<p>Schedule of Works and</p>	<p>The basement currently provides a small changing area, the proposals will reconfigure the layout to provide an</p>

<p>A new doorway will be created into the new accessible shower WC.</p> <p>The wall is a patchwork of original glazed bricks and non-original red brick infill. Where glazed brick fall within the area for removal the proposal is reclaim the brick and to exchange for the red brick elsewhere within the wall thereby retaining original material at the same time as providing a more coherent appearance.</p>	<p>Method Statement 3.4.1 and 3.4.2.</p> <p>Basement Demolition Plan</p> <p>Basement Masonry Interventions Plan (Elevation A)</p> <p>Proposed Basement Locker Room and Shower Cubicle</p> <p>Proposed Basement Accessible WC and Shower</p>	<p>accessible changing area, WC and shower. To deliver this, a new opening is required to connect the new accessible shower / WC and the changing area.</p> <p>The opening will result in the removal of some glazed bricks. The glazed bricks will be retained and re-used to infill the existing opening within the basement lobby area.</p> <p>The benefit of accessible facilities must be weighed against the identified harm, which as explained above, will be mitigated by retention and re-use of the glazed bricks.</p> <p>There is no harm associated with removal of non-original red bricks.</p> <p>Overall, the new opening will result in minor harm.</p>
<p><u>Infilled Opening</u></p> <p>The existing opening leading to the kitchen from the basement lobby will be infilled, using glazed bricks reserved from the creation of the new WC/shower doorway.</p>	<p>Schedule of Works and Method Statement 3.4.1.</p> <p>Proposed Basement Lobby Plan</p> <p>Basement Demolition Plan</p> <p>Basement Masonry</p>	<p>Infilling a modern opening to the existing kitchen will have a neutral impact.</p> <p>Reusing glazed bricks will enhance the existing lobby wall, along with the redecorations proposed will have a positive impact in the lobby.</p>

	Interventions Plan (Elevation A)	
<u>Remove Paint from Glazed bricks</u> Using a gel or poultice product the paint will be stripped from the brickwork exposing the original finish.	Schedule of Works and Method Statement 3.4.1 and 3.4.3.	Carefully removing non-original paint to expose glazed brickwork so it can be appreciated will have a beneficial impact .
<u>Partitions</u> <ul style="list-style-type: none"> - New partitions to the lobby, accessible shower/WC and locker room. - All new finishes will be attached to the independent lining separate from the glazed brick / original fabric. 	Schedule of Works and Method Statement 4.41 Proposed Basement wall finishes and build up types	The new partitions and waterproof seal is proposed to protect the original masonry in the new shower, WC and locker room. The level access facilities are positioned in the most appropriate location. The stud walls are reversible and will protect the original fabric from moisture. This element will have a neutral impact .
<u>Decoration (not like for like or seen elsewhere in the building)</u> <ul style="list-style-type: none"> - There is an existing steel column in the bike store that is currently painted red. Traffic yellow intumescent paint will be applied to this column. 	Proposed Basement Wall Finishes & Build Up Types (Rev B)	Intumescent paint will be applied to steelwork, as has been applied in other areas of the building as agreed through the HPA. The colour proposed is a new colour introduced within the building, and will be located to the bike store only. The bike store is enclosed in stud walls and is not particularly sensitive, as such the colour is not considered harmful. The proposed works will enhance and protect the existing steel columns, which will have a positive impact .

<p><u>Water Services and Drainage</u></p> <ul style="list-style-type: none"> - Remove manhole covers in readiness to receive new sealed units - New foul connections to serve showers, WC, kitchen and cleaners sink. - New sealed manhole covers - Allow for local slab removals if required for drainage. 	<p>Schedule of Works and Method Statement 3.4.1 (8.5.15, 8.5.17), 4.41 (12.1) Renaissance drawings</p>	<p>The drainage scheme provided, has been designed to minimise the amount of interventions needed in order to deliver the basement facilities.</p> <p>The flooring does not hold particular significance and therefore the alternations proposed will not result in significant harm to the building.</p>
<p><u>MEP</u></p> <ul style="list-style-type: none"> - Existing live services to remain as shown on plan - Redundant MEP and ductwork will be removed as shown on plan - New fire alarm system - Proposed ventilation (extract and supply) - Ev Bike charging - New lighting 	<p>Schedule of Works and Method Statement 4.41 (12.9) Hilson Moran Drawing Pack</p>	<p>Mechanical and electrical services will be updated within the basement to bring it up to modern standard.</p> <p>Redundant MEP and ductwork will be removed which will have a beneficial impact. Replacement MEP services, lighting, ventilation and fire services will be provided which are modern and appropriate.</p> <p>There will be no fixings to cornicing or beams.</p> <p>Attachment to features of heritage significance will be avoided where possible. There are some new openings proposed which are necessary to accommodate ducting. Any existing openings will be utilised where possible.</p> <p>The proposed works are not considered to harm the special architectural interest of the interior space. There is minor harm associated with the new openings, but also a beneficial impact by maintaining the building.</p>



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