



196 Deansgate Limited

PLANNING AND HERITAGE STATEMENT

196 Deansgate, Manchester





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196 Deansgate, Manchester

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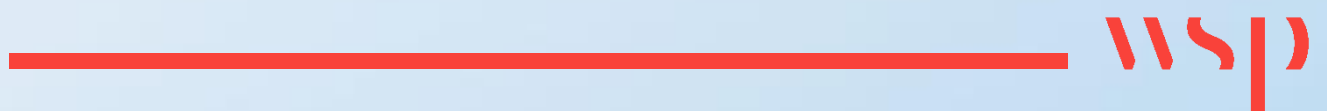
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1

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 fifth floor areas Royal London House, 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, fourth and fifth floors that responds to the heritage of the building, addresses lettings challenges and improves energy efficiency.
- 1.1.5. The basement currently contains a cycle store and changing room for the building that is outdated and in need of modernisation. A separate Listed Building Consent application is submitted for this element.

- 1.1.6. At the fifth floor, a suspended floor has been introduced which has lowered the floor to ceiling height which makes the space feel cramped and it is proving challenging to let. The proposed refurbishment works seek to address this by removing the modern additions and re-positioning the mechanical and electrical equipment (MEP) to increase the floor to ceiling height, alongside alterations to uncover and celebrate the building's character and original finishes.

Description of development

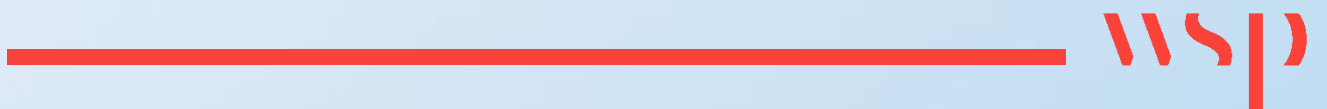
- 1.1.7. The proposal seeks full planning permission for:
- “Installation of roof top plant and external alterations to the roof to include 8no. new rooflights”
- 1.1.8. Listed building consent is sought for:
- “Internal and external alterations to facilitate the refurbishment of the fifth floor, installation of new roof top plant and removal of redundant roof top plant”

STATEMENT STRUCTURE

- 1.1.9. 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.
- 1.1.10. 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.
- 1.1.11. 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 the 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 the fifth floor of Royal London House and is used for office purposes (Use class E).

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. As set out in later sections on this report, the development proposals will have no adverse impact on the surrounding development.

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.

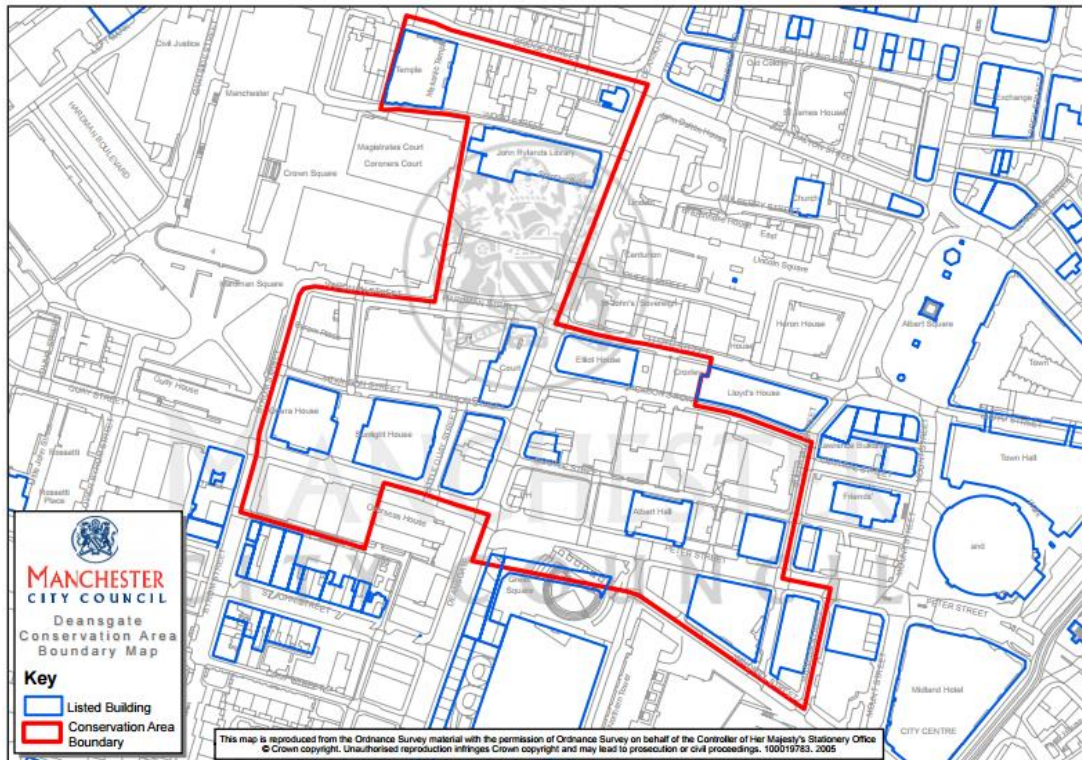


Figure 2 - Deansgate Conservation Area Boundary Map

- 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, has been agreed in collaboration with Manchester City Council. The 2023 Review is with Manchester City Council for signing.
- 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 advance of submission to agree the "green" and "amber" category works which fall outside the scope of this application.
- 2.5.5. This application is for works that have been agreed to fall within the "red" category where Listed Building Consent is required.
- 2.5.6. For completeness, the proposed RAG schedule (Appendix D) of works identifies the green and amber works which are permitted, where Listed Building Consent is not required. This is so that the works proposed can be viewed in context of the wider scheme.

2.6 PRE-APPLICATION INVESTIGATIVE WORK

- 2.6.1. Further to pre-application discussions with Paul Mason, a short programme of investigative work was undertaken alongside a soft strip of Suite A on the southern half of the fifth floor. Please see the Existing Fifth Floor Plan (Ref: AL(05)5001) which shows the location of Suite A, B and C.
- 2.6.2. The investigative work has uncovered a number of original building features consistent with the desktop research undertaken previously. The investigative work has identified:
 - Light shafts within some pitch roof sections
 - Original sealed rooflight openings to the flat roof area

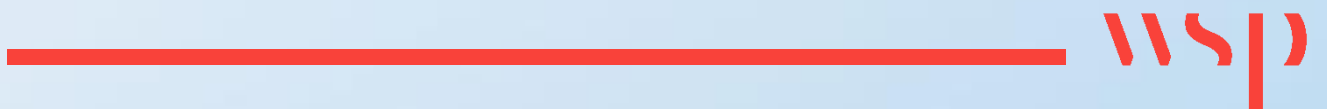
- Original plaster encasement to timber rafters
- Original cornicing
- Earlier paint finish beneath fibreboard cloaking to timber purlins
- Original access door through light shaft
- Significant structural interventions are present, along with traces of previous internal layouts and finishes.

2.6.3. Further detail is set out within the accompanying JB+CO Schedule of Works and Method Statement, Design and Access Statement, and drawings.



3

PROPOSED DEVELOPMENT



3 PROPOSED DEVELOPMENT

3.1.1. This planning application seeks full planning permission for:

“Installation of roof top plant and external alterations to the roof to include 8no. new rooflights”

3.1.2. Listed building consent is sought for:

“Internal and external alterations to facilitate the refurbishment of the fifth floor, installation of new roof top plant and removal of redundant roof top plant”

3.1.3. 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.

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

3.2 EXTERNAL ALTERATIONS

3.2.1. The external alterations comprise:

- Installation of 8 no. conservation roof lights to terminate the concealed lightwells which will be reinstated.
- New louvred door to turret at the corner of Deansgate and Quay Street. The door will be inwardly facing and not visible from any public vantage points.
- External alterations to create a new link access between the existing roof top staircase enclosure and the attic closest to Deansgate. The link access is required to facilitate the new plant. It will be facing the internal plant deck and will not be visible from any public vantage points.
- Installation of roof top plant. 2no condensing units for VRF systems and 2no toilet extract fans and associated ducting. The new equipment is required to facilitate the new system at fifth floor which will replace the old heating/cooling system below the raised floors. The equipment will be located to the existing plant deck where the principle of existing plant is well established. The equipment will sit below the roof line and will not be visible from any public vantage points.
- New steps to provide access over the new plant.

3.2.2. The works proposed are contained to the plant deck and inward facing elevations and as such would not be visible from the surrounding streets. The submitted elevation plans show the position of new roof interventions behind the elevated view.

3.2.3. Full planning permission and listed building consent is sought for this element.

3.3 INTERNAL ALTERATIONS

3.3.1. Full details of the scheme are included within the supporting plans, DAS, Schedule of works and RAG schedule (Appendix D).

3.3.2. Wherever possible, historical features will be preserved, protected and enhanced.

FIFTH FLOOR – OFFICE SUITES A, B, C

3.3.3. Listed Building Consent is sought internal alterations to the fifth floor offices, to include:

- Plaster and masonry repairs.
- Re-decoration of timber purlins and rafters.
- Alterations to original fireplaces.
- Localised cornice repairs.
- Reinstall original light shafts.
- Make good ceilings and installation of loft hatch and fire regulation ceilings.
- Redecoration of raked ceilings.
- New LED spotlights integrated to architectural features and light shafts.
- New MEP system to control heating, cooling and ventilation, inclusive of new openings to ceiling.

- 3.3.4. The proposals have been identified as requiring Listed Building Consent as they have potential to impact a historic finish listed within the Table 1. Gazetteer within the HPA.
- 3.3.5. The accompanying RAG schedule (Appendix D) sets out where works are proposed that would be defined as “permissible” (green) within the HPA. For completeness, green works are shown within the submitted plans so the alterations can be viewed in the round.

FIFTH FLOOR – COMMON AREAS

- 3.3.6. Listed Building Consent is sought internal alterations to the common areas at fifth floor, to include:
- Localised cornice repairs.
 - Repairs to original ceilings and creation of fire rated loft hatch.
 - Installation of 2no pendant lights to Lobby 2.
 - Alterations to the lobby to reflect the WC refurbishment.
- 3.3.7. Internal alterations are proposed to modernise the common areas and improve accessibility.
- 3.3.8. The accompanying RAG schedule (Appendix D) sets out where works are proposed that would be defined as “permissible” (green) within the HPA. For completeness, green works are shown within the submitted plans so the alterations can be viewed in the round.

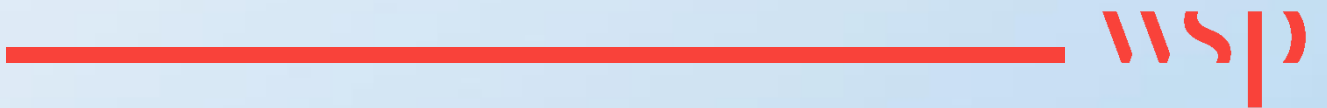
FIFTH FLOOR - ATTIC

- 3.3.9. Listed Building Consent is sought internal alterations to the attic as follows:
- Localised demolition and creation of openings.
 - Creation of access hatches.
 - Installation of new services.
 - New decking.
- 3.3.10. The proposal seeks to remove the current inefficient HVAC system which is located under the suspended floor, to be replaced with a new efficient VRF system at high level.
- 3.3.11. The VRF system is “tried and tested” within the office market and is an appropriate and efficient system for office premises. The system proposed will allow the raised floors to be lowered back to the original position, un-picking this unattractive modern addition.

- 3.3.12. Replacement HVAC system with fan coil units (FCUs) will be located in the attic above the fifth floor. Facilitating works are required including a new access and working deck.
- 3.3.13. The service distribution will be located to the attic void and so ducting will not be visible within the fifth floor.

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 is 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 RAG Schedule of works (Appendix D) which sets out an assessment of impact against each item.

APPROACH TO THE PROPOSAL

- 5.1.7. The internal and external 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.
- 5.1.8. Further to meeting with MCC for pre-application advice, further investigative work has been carried out which is documented within the JB+CO design pack.

Heritage Partnership Agreement (HPA)

- 5.1.9. A Heritage 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.
- 5.1.10. The original HPA was signed in 2018 for a period of five years. The partnership (MCC and the applicant) has agreed to a HPA review which will run for a further five years. The HPA Review 2023

is in the process of being signed by MCC, but an extension to the 2018 HPA has been agreed for this interim period whilst signing takes place.

- 5.1.11. The design takes cues from the analysis of the building and surrounding context, 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, entries relevant to this application are included below:

Table 1: Gazetteer of Historic Finishes

Ref.	Location	Description
5.11	5th Floor common areas	Exposed painted brickwork
5.12	5th Floor office areas	Plaster cornices
5.13	5th Floor office areas	Goods lift
5.14	5th Floor office areas	Timber beams to mansard roof
5.15	5th Floor office areas	Steel column
5.16	5th Floor office areas	Fireplace

- 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.

DEANSGATE / PETER STREET CONSERVATION AREA

- 5.2.7. 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.
- 5.2.8. 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.
- 5.2.9. As a jointly prepared document with MCC it is established this position is agreed, and so is not repeated within this Statement.

5.3 IMPACT OF THE PROPOSAL

- 5.3.1. The impact of the proposal on its 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 fifth floor, roof and attic has been adapted significantly and much of the original historic fabric has been hidden behind modern stud partition walling, suspended ceilings and fit out works. The applicant has undertaken further investigations and soft strip out to remove the non-original fabric which falls under permissible works within the HPA. The investigations have identified concealed original fabric which has in turn formed part of the design proposals, reinstating and celebrating the fabric where possible.
- 5.3.4. Appendix D, **RAG – Proposed Schedule of Works** provides a heritage assessment against the scope of works. This should be read alongside the submitted drawing pack.
- 5.3.5. The **RAG – Proposed Schedule of Works** assessment concludes that the works proposed will have a beneficial impact on the asset. The proposals have been prepared in line with the spirit of the HPA by seeking to better reveal and celebrate the architecture of the building. The proposals will repair original fabric, in turn contributing to the longevity of the asset.
- 5.3.6. The works will enhance how the fifth floor is experienced, and in turn improve letting prospects.
- 5.3.7. Where there is loss of original fabric, this is limited to minimum required and when balanced against the significant benefits detailed within the **RAG – Proposed Schedule of Works** assessment, there will be an overall **beneficial impact** on the significance of the designated heritage asset.
- 5.3.8. As such, 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.

IMPACT ON DEANSGATE / PETER STREET CONSERVATION AREA

- 5.3.9. The external works are limited to the internal plant deck and inwardly facing elevations.

- 5.3.10. The alterations are located to areas that are not visible from the surrounding streets as seen in the submitted elevation plans.
- 5.3.11. As such, there will be no impact on the conservation area. In this regard, the proposals meet the requirements of the NPPF and Core Strategy Policy EN3 (Heritage).

5.4 CONCLUSION

- 5.4.1. This is an exciting project that will deliver a sensitive fit out of the fifth floor. It will significantly improve the energy efficiency and sustainability of the building in accordance with Policy DM1.
- 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. The proposal will have a beneficial impact on Royal London House. The proposal will have a neutral impact on the conservation area.
- 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

- 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.

6.3 NOISE AND AMENITY

- 6.3.1. The proposals involve new roof top plant to facilitate occupation of the fifth floor.
- 6.3.2. The equipment will be located on the existing plant deck and will be set lower than the existing roof line. The proposals will involve removal of redundant plant on the roof which will have a beneficial impact. The redundant plant will be replaced with new plant as shown in the submission pack.
- 6.3.3. An acoustic report has been prepared by Hann Tucker which assesses the plant equipment proposed. The acoustic report concludes that the equipment is in line with the requirements of Manchester City Council. As such, the proposed plant will not result in adverse impacts on amenity.

6.4 SUMMARY

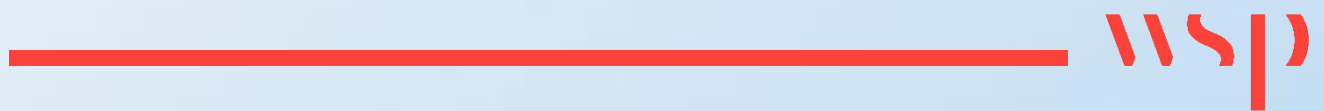
- 6.4.1. The principle of development is acceptable and there are no material considerations that would prevent permission from being granted.

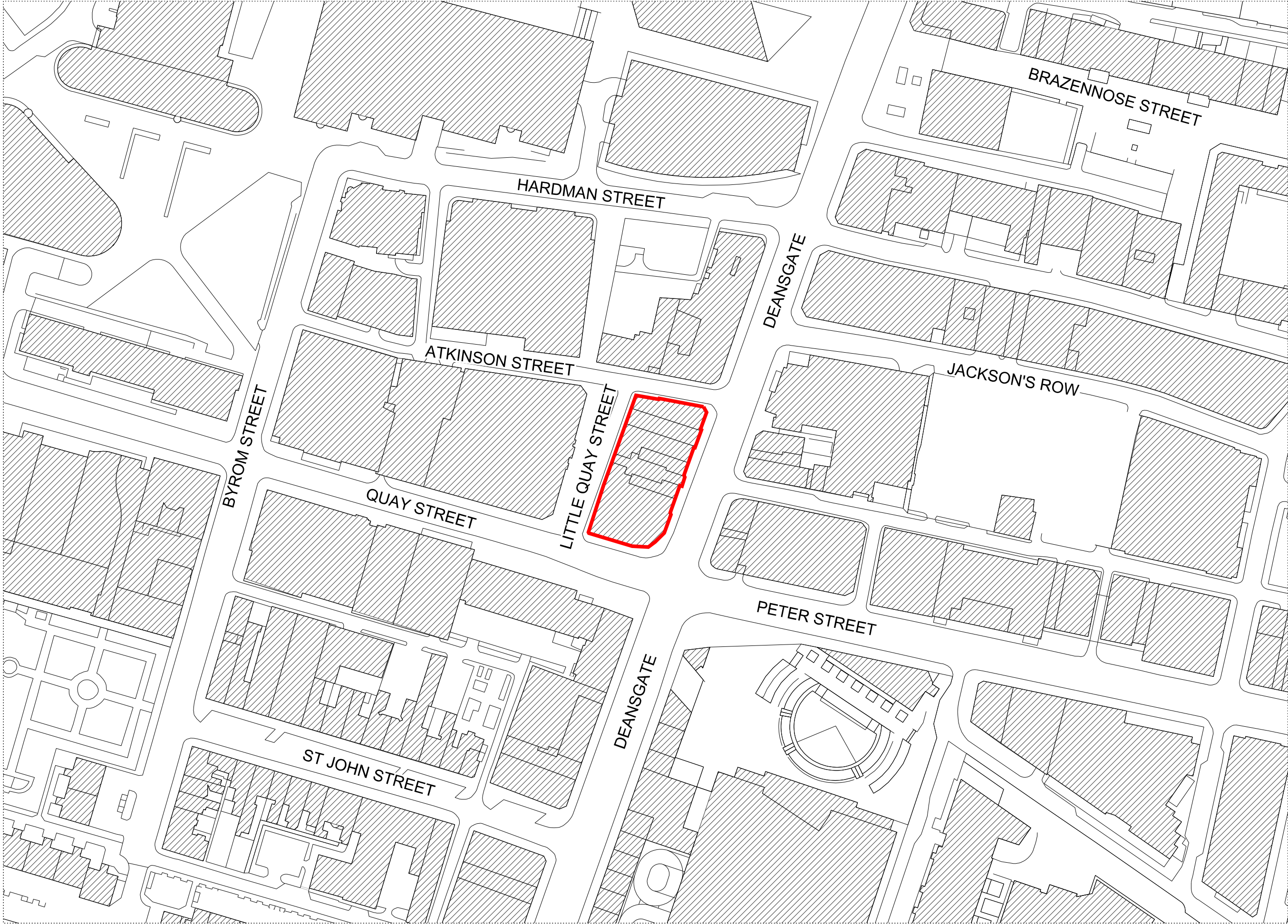
7 CONCLUSION

- 7.1.1. This planning and heritage statement has been prepared by WSP on behalf of 196 Deansgate Limited, in support of a full planning and listed building consent application for internal and external alterations at Royal London House, 196 Deansgate, Manchester, M3 3NE.
- 7.1.2. The proposals involve refurbishment of the fifth floor and associated works to the attic and roof space to facilitate this. The development proposal will have a positive impact. It will deliver internal and external alterations that are sympathetic to the building. The proposals are required to improve the fifth floor office accommodation, to address difficulties letting the upper floor.
- 7.1.3. The scheme has evolved to accommodate features of heritage significance that have been concealed behind modern fit out.
- 7.1.4. A heritage assessment has been undertaken which concludes that the works will not harm the significance of the designated assets and, furthermore the proposals will protect and enhance the architectural and historic features of the unit in accordance with local and national policy. 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.
- 7.1.5. An acoustic report has been undertaken which concludes that there will be no adverse impacts on amenity.
- 7.1.6. 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

DWG No
AL[05]5000

REV

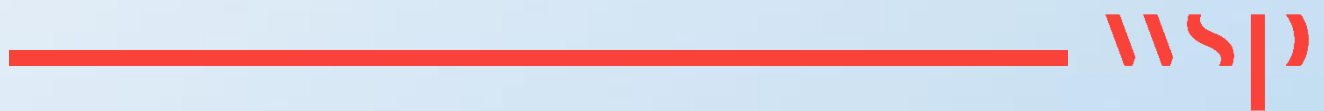
ISSUE FOR
PLANNING

JB+CO ARCHITECTS
+ DESIGNERS

Jeffrey Bell Architects
3 Cobourg Street
Manchester
M1 3GY

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:

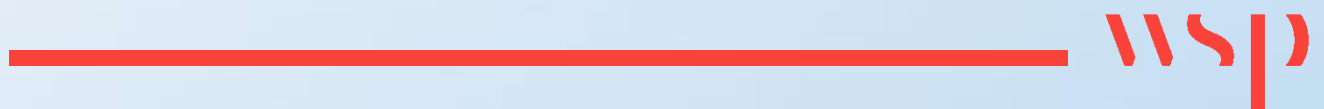
- Conserve and enhance the natural environment, landscape features, historic environment and local history and culture
- Enables a clear understanding of how the place has developed; and

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, DEANS GATE**

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, DEANS GATE**

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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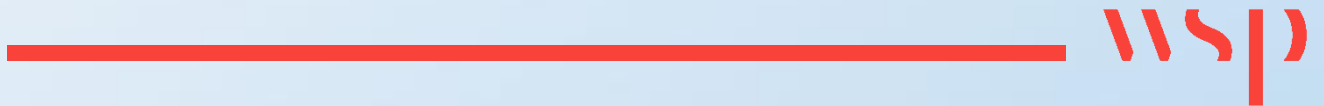
End of official list entry



[Back to top](#)

Appendix D

RAG – PROPOSED SCHEDULE OF WORKS



ROYAL LONDON HOUSE – SCHEDULE OF PROPOSED WORKS

The internal and external 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 reveal the original historic fabric and features of interest where possible.

The Tables below provide a description of the works proposed, along with plan references, whether the works are categorised as red, amber or green in accordance with the HPA and an assessment of the impact on the heritage asset.

Please note that some works listed (green, amber) fall outside the scope of the planning and Listed Building Consent Application. However, the works are included here for completeness.

This document should be read alongside the Planning and Heritage Statement, Heritage Partnership Agreement (2018 and 2023 review), and the supporting design work prepared by JB+CO.

Fifth floor – Office Suites

Description of proposed work	Plan reference	Class (red, amber, green)	Comments
Permissible works (outside scope of LBC application)			
<u>Retain, re-use, protect:</u> Carefully remove, protect, and store lobby and WC entrance doors for reuse. Retain and protect service riser doors in situ, inclusive of architraves and the like. Retain low level boxing in and window boards to floorplate perimeter.	Schedule of Works and Method Statement 3.1.1, 4.1.8.		Retain and protect of the items listed is permissible works provided there will be no impact to historic decorative finishes. Care will be taken during removal in accordance with the HPA review 2023, Section 7.2.5.

Carefully lift, protect, and store raised access floor panels, stringers, and floor-boxes for reuse. Remove pedestals. Pedestal base plates are adhered to the sub-floor, and are to be left in place and protected for reuse. Note glass panels to fire place and lift to also be retained			
<u>Removal of modern finishes:</u> As described at Sections 3.1.1-3.1.4, 3.1.6, 4.12 and 4.13 of the Schedule of Works and Method Statement Section.	Schedule of Works and Method Statement Sections 3.1.1-3.1.4, 3.1.6, 4.1.2 and 4.1.3. 5 th Floor Demolition Ceiling Plan. 5 th Floor Demolition Plan.		Removal of modern finishes is permissible works provided there will be no impact to historic decorative finishes. Care will be taken during removal in accordance with the HPA review 2023, Section 7.2.5.
<u>Redecoration</u> See Schedule of Works and Method Statement Section 4.2.1: Flooring, Stairs, Partitions, Doors, Joinery, Sanitaryware and Decorations. Section 4.1.1: Doors, Decorations Works include refurbishment of the lift lobby, decorating modern and previously decorated floor and wall surfaces in accordance with the HPA, modern skirtings to match existing, wrapping existing doors and lift panelling, renewal of the WCs (new sanitaryware, cubicles etc). Repainting of the ceilings, walls, joinery, steel columns and cornicing either like for like or with the same paint as the lower floors.	Schedule of Works and Method Statement 4.1.1, 4.2.1 5 th Floor Floor Finishes Plan 5 th Floor Wall Finishes Plan 5 th Floor Ceiling Finishes Plan		Redecoration of modern finishes is permissible work, in accordance with the HPA review 2023 - Section 6.3 (2.1). Redecoration of features of significance (like for like) or a paint that has previously been granted LBC in accordance with the HPA review 2023, Section 6.3, Item 1.1 and 7.2. Refurbishment of the WCs within the common parts has been agreed as permissible works with MCC for the lower floors.
<u>Lighting</u> Installation of new lighting that does not impact on historic finishes.	5 th Floor Reflective Ceiling Plan		Installation of new lighting that does not impact upon historic finishes has previously been agreed as permissible works with MCC for the lower floors.

			Please see Section 1.1.15 of the HPA Review (2023).
<u>Remove non-original plaster</u> Remove non-original plaster to expose brickwork, where brickwork was originally visible	Schedule of Works and Method Statement 3.1.7		Removal of modern plaster to expose original brickwork is permissible works provided there will be no impact to historic decorative finishes. As discussed with MCC, this will only be proposed where brickwork was originally exposed as evidenced through photographs. Care will be taken during removal in accordance with the HPA review Section 7.2.5. Plaster removal will be consistent with works already undertaken and documented within the HPA Review Images.
<u>Lowering raised access floors</u> Including removal of the modern MDF skirting and making good the wall.	Schedule of Works and Method Statement 3.1.1, 3.1.5 and 4.1.6. 5 th Floor Demolition Plan		Modern raised flooring will be reversed in accordance with Section 7.2.16 - 7.2.18 of the HPA review 2023.
<u>Infill of existing doorway</u> The approach will be followed as described during pre-application discussions regarding the fourth floor.	Schedule of Works and Method Statement 4.2.1 Proposed Door Infill to Escape Staircase		It has been agreed that infilling of an existing doorway is permissible works. The methodology will follow that discussed with MCC pre-application.
<u>Secondary Glazing</u> Installation of secondary glazing.	Level 5 window plans		Secondary Glazing is notifiable (amber) works. However, pre-application advice has been sought on this for the fourth floor.

	Schedule of Works and Method Statement Section 4.1.1, 4.1.7.		As with the fourth floor, horizontal and vertical glazing bars of the new installation will accurately align with the existing windows. This approach has been agreed as acceptable and not requiring listed building consent.
<u>Partitions</u> New partitions are proposed within the office demise. The design of the partitions will follow the HPA design guidance, as such LBC is not required.	Schedule of Works and Method Statement, 4.1.1 Proposed 5 th Floor Wall Types Plan Proposed Partitions Sectional Elevations (01, 02) Proposed Internal Partition Details (01, 02)		New partitions will be installed in accordance with the HPA (2018) Section 7.2.1 and HPA review (2023) Section 7.2.2.
<u>Brickwork</u> As from the submitted Exposed Brickwork Document prepared by JB+CO, where brickwork has clearly had a white paint finish applied which is in poor condition, it is proposed to re-paint the brickwork in breathable matt – Earthborn Claypaint, colour White Clay. In accordance with Section 7.2.11 of the HPA, re-painting historic finishes in the same colour/specification is permissible green works, as such we do not believe that LBC would be required. We have however included for completeness. Where brickwork is unpainted and exposed it is proposed to brush clean and apply a clear sealer to protect the brickwork. Applying sealant will protect and preserve the original fabric, whilst having no material impact on how the feature looks or is experienced.	Schedule of Works and Method Statement 4.1.1 5 th Floor Wall Types Plan (Item 5) 5 th Floor Wall Finishes Plan Exposed Masonry Document		It has been agreed with MCC pre-application that the proposal to expose brickwork that would have been originally exposed is acceptable. Using a sealant will preserve and protect the asset. The approach is consistent with the second and fourth floor Suite B. As requested pre-application, a copy of the sealant is provided.

The sealant will have a matt finish, breathable, non-flammable and water based. An example of a sealed brick on the second floor of Royal London House is provided, there are also further images of sealed brickwork on levels 1, 2, 3 and 5 within the HPA review photographic schedule.			
Works where permission is sought			
<u>Plaster repairs</u> The plaster repair works proposed are detailed at Section 4.1.10 of the Schedule of Works and Method Statement	Schedule of Works and Method Statement 4.1.10		The works proposed are necessary to make good the original plasterwork. The works proposed will be sensitively undertaken and appropriate to the asset. The areas of plaster requiring repair, as shown in Section 4.1.10, is in poor condition and the works proposed will improve the decorative condition and preserve the asset.
<u>Brickwork</u> Undertake works as set out within the Exposed Masonry Document. Items 16, 18, 20, relate to walls with decorative corning. The works propose to remove non-original plaster as permitted under the HPA (where it remains), brush clean the masonry and apply sealer. This approach is consistent with finishes in the lower floor offices.	Schedule of Works and Method Statement 4.1.1 5th Floor Wall Types Plan (Item 5) 5th Floor Wall Finishes Plan Exposed Masonry Document		Making good the existing brickwork will preserve and protect the asset. This is beneficial for the longevity of the building. The approach is consistent with the second and fourth floor Suite B.
<u>Timber Purlins and rafters</u> Allow for removal of paint, sanding and sealing of timber purlins and rafters. Rafters clad in plasterwork are to be treated consistent with other plastered services.	Schedule of Works and Method Statement 3.1.1		Removal of paint, sanding and sealing the purlins and rafters will have a beneficial impact by preserving and protecting the original fabric.

<u>Fireplaces</u> Removal of modern masonry within and receive new masonry infills in reclaimed brick.	Schedule of Works and Method Statement 4.1.1 Proposed 5th Floor Wall Types. Exposed Masonry Document		Removal of modern masonry and replacing with reclaimed brick will have a beneficial impact.
<u>Cornice:</u> Localised cornice repairs are proposed.	Schedule of Works and Method Statement 4.1.1, 4.1.10 (item 9).		Where localised cornice repairs are required, the approach taken will be specific to each area. The intention is that the approach taken will follow the methodology applied in other parts of the building. Repairing damaged cornicing will have a beneficial impact.
<u>Light shafts</u> Original light shafts will be reinstated. Allowance for patch repair and making good to original light-shafts to be retained in situ. Plasterboard lining of sealed roof lights. 	Schedule of Works and Method Statement Sections 4.1.1, 4.1.4 Flat Roof Rooflights Existing and Proposed		As seen in the photograph, there are existing lightwells within the attic space which would have previously introduced natural light into the fifth floor. The lightwells have since been closed up and concealed by new roof tiles and the suspended ceiling of the fifth floor. Works to comprise removal of non-original fabric to reveal the original openings. The lightwells will all open up into the inward facing pitch of the roof. There is no harm associated with removal of non-original fabric. Conservation roof lights have been selected which are appropriate for the building. Reinstatement of the light shafts is a significant benefit to the heritage asset.

<u>Ceilings</u> Make good ceilings as described at Section 4.1.1 of the Schedule of Works and Method Statement. Install fire rated ceilings, loft hatch and diffusers as shown on the 5th Floor Ceiling Finishes Plan.	Schedule of Works and Method Statement 4.1.1. 5th Floor Ceiling Finishes Plan.		Making good ceilings will have a beneficial impact. The fire safety works proposed are necessary to bring the building up to modern standard and meeting health and safety legislation. The interventions will be sensitive and minimise disruption to original fabric.
<u>Raked Ceilings</u> Raked ceilings to the perimeter mansard roof area will have non-original fibreboard cladding removed. Paint finishes will be removed to expose the timber.	Schedule of Works and Method Statement Section 4.1.9. Office concept visuals within the DAS.		Removing the paint finishes back to timber and treatment will be sensitively undertaken and will improve the decorative finish by expressing the architectural detail. Removal of modern finishes is permissible works.
<u>Lighting</u> Bespoke LEDs and spotlights to be integrated to existing light shafts. 	5th Floor GA Reflected Ceiling Plan (items G1 and G2). Hilson Moran Lighting Plan		Lighting will be attached by a screw fixing through original fabric consistent with the brackets being removed in demolition. The impact on original fabric will be limited.
<u>New Mechanical and Electrical</u> Provide a new mechanical system to control heating, cooling, and ventilation via high level distribution. Improving letability and operating costs to ensure building longevity. Establishing principles for future building wide upgrades. Install diffusers at ceiling level as shown, including formation of diffuser openings. New fire alarm system, power.	Schedule of Works and Method Statement 4.1.1, 4.1.5 Hilson Moran drawing pack 5th Floor Ceiling Finishes Plan		The proposals will reposition the mechanical system from the existing position under the raised floors, and move this to the attic space. The proposals will improve the existing heating/cooling system and will also enable the raised floors to be lowered back towards the original position. This will have a beneficial impact by enhancing how the space is experienced.

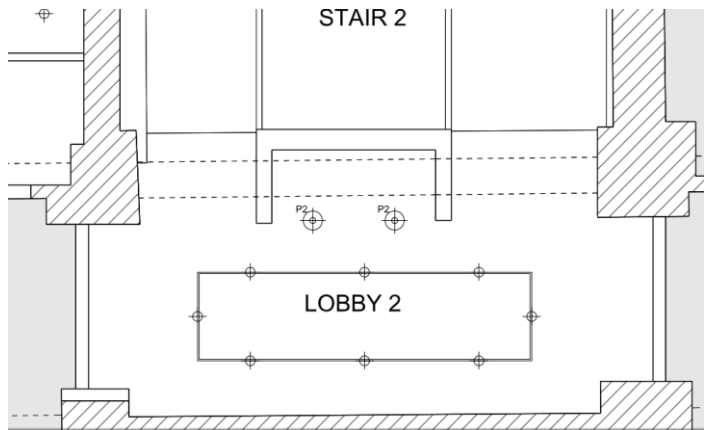


	5 th Floor GA Reflected Ceiling Plan Proposed Ceiling and Diffuser Details Proposed Attic Floor Types Plan Attic Demolition Plan Proposed Attic Plan		As shown, diffusers will be required at ceiling level. However the minor harm associated with new openings is outweighed by the overall benefits that the new system will unlock.
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Fifth floor – Common Areas

Description of proposed work	Plan reference	Class (red, amber, green)	Comments
Permissible works (outside scope of LBC application)			
<u>Removal of modern finishes</u> To include floor finishes, modern partitions, WC cubicles, sinks and sanitaryware, redundant MEP to include lighting, supply pipework, waste pipework, hot water supply, non-original dropped ceilings.	Schedule of Works and Method Statement 4.2.1 5 th Floor Core drawing pack		Removal of modern finishes is permissible works provided there will be no impact to historic decorative finishes. Care will be taken during removal in accordance with the HPA review 2023, Section 7.2.5.
<u>Redecoration of modern finishes</u> See Schedule of Works and Method Statement Section 4.2.1: Flooring, Stairs, Partitions, Doors, Joinery, Sanitaryware and Decorations. Works include refurbishment of the lift lobby, decorating modern and previously decorated floor and wall surfaces in accordance with the HPA, modern skirtings to match existing, wrapping existing doors and lift panelling, renewal of the WCs (new sanitaryware, cubicles etc).	Schedule of Works and Method Statement 4.2.1, 4.2.2, 4.2.3. 5 th Floor Core drawing pack		Redecoration of modern finishes is permissible work, in accordance with the HPA review 2023 - Section 6.3 (2.1). Refurbishment of the WCs within the common parts has been agreed as permissible works with MCC for the lower floors.
<u>Proposed artwork and signage</u>	Schedule of Works and Method Statement 4.2.1 5 th Floor Core drawing pack		Existing fixing holes will be used to install new artwork and signage.

<u>Infill of existing doorway</u> The approach will be followed as described during pre-application discussions regarding the fourth floor.	Schedule of Works and Method Statement 4.2.1 5th Floor Core drawing pack		It has been agreed that infilling of an existing doorway is permissible works. The methodology will follow that discussed with MCC pre-application.
<u>Secondary Glazing</u> Installation of secondary glazing.	5th Floor Core drawing pack		Secondary Glazing is notifiable (amber) works. However, pre-application advice has been sought on this for the fourth floor. As with the fourth floor, horizontal and vertical glazing bars of the new installation will accurately align with the existing windows. This approach has been agreed as acceptable and not requiring listed building consent.
Works where permission is sought			
<u>Cornice:</u> In the bathrooms, there is an opportunity to expose more original cornicing. Localised cornice repairs are proposed.	Schedule of Works and Method Statement 3.2.2. 5th Floor Core drawing pack		Removing non-original fabric to reveal original cornicing will have a beneficial impact and benefits from permissible works under the HPA. Where localised cornice repairs are required, the approach taken will follow the methodology applied in other parts of the building. Revealing and repairing cornicing will have a beneficial impact.
<u>Ceiling</u> Original ceiling will be made good. A fire rated ceiling will be installed in Lobby 1 and the stairs. A fire rated loft hatch will be created to provide necessary access to the attic.	Schedule of Works and Method Statement 3.2.1. 5th Floor Core drawing pack		The proposals will result in the loss of original fabric. However, the access hatch opening will be the minimum size required.

			Existing hatches are retained but concealed. Attachment is to non-original fabric bridged with MF frame where required. The works are necessary to implement the wider MEP strategy.
<u>Lighting</u> Installation of 2no P2 pendant lights within Lobby 2. 	5th Floor Core Reflective Ceiling Plans Hilson Moran Lighting Plan		Listed Building Consent has been previously granted for the pendant lights on the lower floors. As such, the acceptability of the design has been established. As agreed on the lower floors, all other lighting within the common areas benefit from permissible works and do not require listed building consent.
<u>Lobby</u> Lobby 2 will be amended to reflect that access to the toilets will not be taken from Lobby 1. In turn, increasing the floorplate for of the office suites. Currently users need to navigate away from the main lift lobby, in some instances across tenant demise, to visit the accessible WC. Amendments are proposed to the layout to improve accessibility and visibility of the accessible WC. This is a significant improvement.	Schedule of Works and Method Statement 3.2.5 5th Floor Lobby 2 Elevations (existing/proposed) 5th Floor Wall Types Plan (Type A)		Non-original doors, partitions and drop ceiling will be removed under permissible works. Care will be taken to as to not cause damage at attachment to original fabric or concealed original features. LBC is sought as the proposal will vary from the floorplate plans as shown on Page 27 of the HPA document.



Lobby 2 non-original access doors and associated partitions will be removed.	Proposed Internal Partition Details 5 th Floor Demolition Plan 5 th Floor Existing/Proposed Reflective Ceiling Plans		The archive fifth floor plan (HPA 2018, Fig 17), shows a continuous corridor running along the length of the building. The existing corridor lobby is a modern alteration, and as such, altering the modern arrangement will have a neutral impact.
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Roof and Attic

Description of proposed work	Document / Plan reference	Class (red, amber, green)	Comments (significance of heritage asset and assessment of impact)
Permissible works (outside scope of LBC application)			
<u>Removal of redundant (non-original) MEP</u> To include redundant lighting, ductwork, electrical services etc.	Hilson Moran Electrical Services Drawings		Removal of modern finishes is permissible works provided there will be no impact to historic decorative finishes. Care will be taken during removal in accordance with the HPA review 2023, Section 7.2.5.
<u>New insulation</u> Existing insulation in the attic space is limited to the area above Suite B with the remainder of the floor plate uninsulated. Conventional mineral wool loft roll will be installed across the floor plate ensuring continuous thermal coverage. In addition, it will be necessary to insulate the light shafts to maintain the thermal line. Using the same mineral wool loft roll the insulation will be held in place with netting and strapping ensuring that there is no damage to the original fabric.	Schedule of Works and Method Statement (4.3.2)		Introduction of insulation will not impact the features of significance within the building. It will have positive impact on the EPC rating of the building, preserving the future of the building but Listed Building Consent is not required for these works.
<u>Replacement door</u> A new door is proposed to the roof top turret, bringing the door up to modern standards. The door will fit the existing opening.	Proposed Turret Door		Removal of modern finishes is permissible works provided there will be no impact to historic decorative finishes. Care will be taken during removal in accordance with the HPA review 2023, Section 7.2.5.

Works where permission is sought

<u>New rooflights (8 no)</u> Original light shafts will be reinstated with new conservation roof light. Where the light shafts have been filled in, removals of non-original fabric will take place to re-form the opening. This includes roof coverings (non-original concrete tiles and re-applied slate). Slates will be reserved for future potential repairs.	Schedule of Works and Method Statement (4.3.1, 4.3.4) Proposed Roof Plan Roof Light Section Plans Roof Demolition Plan Roof Elevation Roof Plan Existing and Proposed Flat Roof Lights Plan		Works to comprise removal of non-original fabric to reveal the original openings. There is no harm associated with removal of non-original fabric, which benefits from permissible works under the HPA. Conservation roof lights have been selected which are appropriate for the building. Reinstatement of the light shafts is a significant benefit to the heritage asset.
<u>New access link:</u> A small link roof is proposed between the head of stair 2 and the attic to allow level pedestrian access into the roof void for plant maintenance. The roof will be clad in single ply membrane, chosen for its appearance and detailing echoing traditional lead construction. The access link will have a standing seam cladding effect, PVC single ply flat roof, rain water pipe and box gutter.	Schedule of Works and Method Statement (4.3.1, 4.3.3) Roof Link Section Plans Roof Link Elevation Plan Proposed Roof Plan Demolition Plan		A small amount of original building fabric will be removed to facilitate the works as detailed within the accompanying plans. The improvement in access to extend the life of the building is considered fair justification for the modest removal of original material to a low visibility, low value part of the building. The access link structure will be contained within the plant deck, as such it will not be visible from the surrounding streets. This is demonstrated by the submitted elevations plans.

			The intervention is necessary as part of the wider MEP strategy, which will have positive impacts by lowering the raised access floor and exposing original ceilings on the fifth floor. The limited harm identified resulting from loss of original fabric in an area of limited significance, is outweighed by the benefits identified.
<u>New Opening within Attic Masonry</u> The existing opening will be increased from 1150x615 to 2374x1281.	Existing / Proposes Opening within Attic Masonry Plans		The works will result in loss of original fabric; however, the opening is required to allow person access and services distribution which is not physically possible with the size of the existing opening. The area of removal does not hold particular heritage significance, the work will result in minor harm.
<u>New Plant</u> 2no new condensing units for VRF systems and 2no toilet extract fans with associated ducting. The units proposed are as follows: • Mitsubishi PURY-P550YNW-A2. • Mitsubishi PURY-P500YNW-A2. • 2No Flaktwoods EC TWIN FAN 315.	Proposed Roof Plan Hilson Moran drawing : 35660-HML-XX-RF-GA-M-101001_P03 Mech Roof Noise impact assessment Hilson Moran Drawing pack		New roof top plant is proposed which will upgrade the existing services which are inefficient and located under the raised subfloor at fifth floor. The equipment proposed is limited and will be located in the existing plant deck. As seen from the elevation plans, the new plant will be set lower than the roof line and will not be visible from street level. To balance the new plant being installed, redundant roof top plant is proposed to be removed as shown on the Roof Demolition Plan. Overall, there will be a neutral impact.
<u>New decking</u>	Proposed Attic Floor Types Plan		The decking is required to serve the new MEP systems proposed in the attic space.

New boarding is provided at attic level to allow future access and maintenance of the plant.	Renaissance Drawing Pack		The area has limited visibility and is not open to tenants or the public. Care will be taken to minimise disruption to original building fabric. The new decking will be attached by gravity, screws and resin anchors. Please refer to Renaissance drawings for details.
<u>Demolition</u> Careful removal and disposal of original plaster ceiling and original masonry	Attic Demolition Plan		Limited demolition of original fabric is required to increase the size of the access hatch and create an opening between the central staircase and attic space. Whilst there is harm associated with the removal of original fabric, this is limited to the minimum necessary to bring the building up to modern standards and accommodate MEP at attic level.
<u>Electrical services:</u> New fire alarm system New lighting	Hilson Moran Drawing pack Renaissance Drawing Pack		Existing openings will be used where possible. Care will be taken to limit impact on original fabric. Where openings are necessary, this will be limited only to what is necessary to implement the new equipment. There will be some new penetrations where required for MEP design. However, to minimise new MEP penetrations, existing openings will be used where possible, provided they align with the proposed MEP locations. There will be a neutral impact on the significance of the asset.



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