



MARK NEWTON ASSOCIATES

Date 24-08-21

Ref 1440/1B

Revision A

LISTED BUILDING CONSENT APPLICATION:- 140634/LO/2024

PLANNING STATEMENT – Section 16 of the National planning Policy framework

Re: BIMM – THE DANCE HOUSE, 10A OXFORD ROAD, MANCHESTER M1 6EY

1. PROJECT SUMMARY

The property is Grade 2 listed ref: SJ8497. Formerly at 'duplex cinema' erected in 1929 which closed in 1986 and was converted to a training and education use by the Northern Ballet Company Ltd (NBC) in 1991 via application Ref: FP/9107918.

Following the departure of the NBC Ltd, BIMM (British & Irish Modern Music Institute) took over the lease of the building's upper parts (the ground floor is individual retail units), to add to their other campus sites in Greater Manchester, as a Performing Arts College providing: Acting, Dance and Voice training at this site.

BIMM have utilised the accommodation created via the conversion works undertaken by NBC Ltd, but with an increase in student and staff numbers, a reappraisal of certain functions of the current accommodation requires a minor alteration, to provide a re-purposed use of some existing administration and ancillary spaces, for the Head of School and Curriculum Course Leaders.

2. Section 16 of the National planning Policy framework – Clause 195.

As noted above the change of use achieved by the NBS in 1991, reconfigured the building which had become obsolete as a cinema complex. The changes at that time, included the removal of one of the two auditoria to convert the resulting volume into two floors of dance studios through the construction of a new intermediate floor. The remaining auditorium is still used as a theatre space for rehearsals, live performances and instruction on theatrical lighting and sound. Although the conversion was extensive, it obviously helped to secure the buildings future with a 'performance function' in line with its earlier use.

At the time of the original conversion, the exterior of the buildings upper parts was not altered and therefore, the faience cladding and detailing, steel framed windows and original appearance was maintained. The current proposals do not include for any alterations to the exterior of the building.

3. Section 16 of the National planning Policy framework – Clause 196.

In consideration of the impact upon the Listed status, we would note the following:-

The property has been the subject of a major alteration under the Consent FP/9107918. The spaces which are to be altered by these proposals fall within that original reconfiguration undertaken in 1990/2 and are therefore not making further changes to the original building fabric or layout that would consequently have a low impact on the heritage asset.

The proposal includes the following:-

- a. To sub-divide and existing open plan office space at second floor level and convert an existing Tea Point kitchenette and adjoining storeroom, to create two new separate office spaces.
- b. A partition located between the Tea Point and adjoining storeroom is to be removed to create a single space. The door and frame into the storeroom are to be removed and the opening blocked. Neither of these alterations are to the building fabric which pre-dates 1991.
- c. The open plan Kitchenette is to be enclosed with a new partition to separate the space from the corridor, including the installation of a new Fr30s door and frame.
- d. The insertion of a glazed screen into the existing partition between the proposed Head of School office and the Course Leaders office will provide borrowed light. The existing mechanical ventilation system serving the storeroom will be modified to suit the new use of the space.

4. Section 16 of the National planning Policy framework – Clause 197.

- a. The property is Grade 2 listed ref: SJ8497. Formerly at 'duplex cinema' erected in 1929 which closed in 1986 and was converted to a training and education use by the Northern Ballet Company Ltd (NBC) in 1991 via application Ref: FP/9107918. The Authorities records will hold detailed information on both the listing and conversion works. The proposals identified in this application do not vary the limitations imposed at that time.

5. Section 16 of the National planning Policy framework – Clause 198.

- a. The building is identified under the listing 1384997. The detailed Historic England appraisal is appended to this document. *This describes that one cinema has been retained - "the other cinema auditorium and the first-floor spaces (parts of which were originally a restaurant and waiting halls) have now been converted into offices and rehearsal rooms; whilst the wall decoration here has gone, the Art Deco cruciform plaster ventilation grilles have survived"*. The latter is located within the original now greatly altered auditorium.
- b. The article clearly identifies that no original Historic Asset (details or elements) remain within the proposed area for this application.

6. Section 16 of the National planning Policy framework – Clause 199.

- a. As far as we can determine having undertaken an on-line search, The Manchester Planning Portal does not hold information on the PP referenced FP/9107918.

7. Section 16 of the National planning Policy framework – Clause 200.

- a. As noted above BIMM inherited the reconfigured upper parts of the property from the Northern Ballet Company, who had undertaken extensive alterations, including the reconfiguration of the space(s) subject to this LBC. Accordingly, the proposed alterations to create the new spaces, are not structural and will be carried out to non-original building fabric (Ceilings and Partitions etc.), both of which are now constructed of modern materials such as plaster board, as opposed to Lath and Plaster being the preferred construction methods adopted when the property was originally erected, and which still exists elsewhere in the building.
- b. The alterations are low impact and do not affect the overall conservation of the heritage asset, especially as there are no alterations proposed to the exterior of the building.
- c. All areas of the works noted above are within areas of the building where the NBC Ltd conversions were undertaken, but it is acknowledged they are all contained within a Listed Building.
- d. None of the works involves repair or new décor which conflicts with the property's heritage status. The décor proposed will replicate the non-contemporary e.g. modern emulsion or gloss paints and finishes that were adopted previously in the 1990s, and which have been maintained since the conversion by the Northern Ballet Company.

8. Section 16 of the National planning Policy framework – Clause 201.

- a. The proposals do not affect the Listed Status or setting of the heritage asset. The current interior site photographs submitted as part of the application clearly show modern (non-contemporary) interiors, derived from the conversions works undertaken by the Northern Ballet Company in the 1990s.
- b. None of the proposals will necessitate works to the exterior fabric of the building and therefore the appearance of the heritage asset will not be changed.
- c. There are no works required as part of the proposals to the original structure of the building. All of the works are abutting and within existing non-contemporary surfaces and modern materials.
- d. Where an existing partition, kitchen fitting are to be removed, these are non-contemporary elements installed during the 1990s. This includes where an existing door and frame are to be removed, and the resulting aperture is to be blocked to create one of the rooms described above.

9. Section 16 of the National planning Policy framework – Clause 202.

- a. With reference to the Historic England document appended to this document and the above, indicates that no deliberate neglect of, or damage to a heritage asset has occurred since the original Consent FP/9107918, approved the wholesale conversion of those parts of the building where one of the cinema auditoria has been removed along with other contemporary spaces and functions during the conversion works undertaken by the Northern ballet Company in the 1990s.

10. Section 16 of the National planning Policy framework – Clause 203.

- a. The works by the Northern ballet Company in the 1990s, help to sustain the theatrical nature of the buildings original purpose.
- b. The continued use by BIMM of the converted building has provided a positive contribution to maintaining the historic asset, that may otherwise have fallen into disrepair due to its original function being obsolete.
- c. There are no adverse effects upon the historic asset that the current low impact proposals within non-contemporary spaces will have as 'new development' within a listed property.

11. Section 16 of the National planning Policy framework – Clause 204

- a. There are no proposals to remove or alter any historic artefacts within this application for listed building consent.

12. Section 16 of the National planning Policy framework – Clause 205

- a. Because the parts of the building that are to be scrutinised for the proposals in this application have already been greatly altered, the significance of the proposals is reduced to low impact changes to non-contemporary interiors, where original details or design have already been lost under the planning consent FP/9107918.
- b. Therefore, there a low weighting to any harm to the originality of the historic asset, that might have otherwise necessitated a more curated approach to the alterations.

13. Section 16 of the National planning Policy framework – Clause 206

- a. There are no proposals that will affect the significance of the heritage asset.

14. Section 16 of the National planning Policy framework – Clause 207

- a. Then proposals will not harm the nature of the building parts to be altered within the heritage asset.
- b. The continued use by BIMM helps to maintain the building as an asset to the wider street scene that otherwise may be lost due the upper parts of the properties original function being obsolete.
- c. No grant funding etc. is required as part of these proposals. The alterations will be funded by BIMM.
- d. A review of the continued consented use of the of the building is not required as part of this application.

15. Section 16 of the National planning Policy framework – Clause 208

- a. This clause assumes the historic asset is to be replaced or significant alterations are proposed that harm the wider benefit of the retention of the historic asset. Because the original building is retained, without external alterations, in continued use since the 1990s there is no harm that will be incurred by the modest alterations proposed to the non-contemporary interior space.

16. Section 16 of the National planning Policy framework – Clause 209

- a. The application related to a designated historic asset and should be reviewed in context to and the extent of the previous alterations to the parts of the property under scrutiny.

17. Section 16 of the National planning Policy framework – Clause 210

- a. There will be no loss or harm to the whole or part of the historic asset covered by this application.

18. Section 16 of the National planning Policy framework – Clause 211

- a. There will be no loss or harm to the whole or part of the historic asset covered by this application.
- b. Consequently, there are no significant historic assets to be recorded for archival purposes.

19. Section 16 of the National planning Policy framework – Clause 212

- a. The proposals if approved, will help BIMMs continued use of the building. The preservation of the historic asset will not be compromised by the low impact proposal within non-contemporary areas of an already significantly altered Listed property.
- b. The proposals do not affect or require any impact review of a conservation area.

20. Section 16 of the National planning Policy framework – Clause 213

- a. No substantial harm will occur to the wider contextual significance of the building, by the low impact proposals within the non-contemporary areas of an already significantly altered Listed property.

21. Section 16 of the National planning Policy framework – Clause 214

- a. The proposals do not conflict with planning policy.
- b. The proposals are to be undertaken entirely within an area of the property that has a consented use, and that permitted the significant alterations of an historic asset in the 1990s.

22. ACCESS.

- a. Level access from Oxford Street exists at the main entrance, and through to the existing lift which is located within the rear stair well. The circulation corridors provide level access to the Administration area offices where the proposed alterations are located.
- b. The lift serves all three above ground levels of the building, egressing onto wide landing areas connecting to circulation corridors. An existing accessible WC is located on the second floor. Staff WCs are located adjacent to the proposed alterations, with student WCs located on the first floor. No changes to these facilities are proposed.
- c. Access into the administration area will not be altered as part of the proposals.

SUMMARY

It is hoped the above provides a reasonable overview of the proposals. The proposals are limited in their impact by being contained within an area of the property that has already been significantly

altered over time. The exterior of the building including the windows within the affected spaces will not form any part of these proposals, as there are no requirements to undertake works to the exterior fabric, windows or associated fixtures.