



MARK NEWTON ASSOCIATES

Date 24-08-13

Ref 1440/1B

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 196.

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 200.

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 205.

- 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 modern emulsion or gloss paints that were adopted previously in the 1990s, and which have been maintained since the conversion by the Northern Ballet Company.

5. 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.