OMI Architects

METHODIST CENTRAL HALL, MANCHESTER
PLANNING POLICY STATEMENT

OMI_MCH_Policy01
1433/Da July 2024

Planning Policy – Statement

Planning Policy Statement

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1 PLANNING POLICY CONTEXT

The below outlines the specific set of planning policy documents relevant to the proposals against which the proposals will be determined.

1.1 NPPF

- Chapter 2- Achieving sustainable development
- Chapter 8 – Promoting healthy and safe communities
- Chapter 12 – Achieving well designed places
- Chapter 14 – Meeting the challenge of climate change, flooding and coastal change
- Chapter 16 – Conserving and enhancing the historic environment

1.2 Manchester Core Strategy 2012

(See Section 1.3 for Places for Everyone update)

- EC2 – Existing Employment Space
- CC2 – Retail
- CC9 – Design and Heritage
- CC10 – A Place for Everyone
- EN 3 – Heritage
- EN 4 – Reducing C02 Emissions by Enabling Low & Zero Carbon Development
- EN 8 – Adaptation to Climate Change
- DM 1 – Development Management

1.3 Places for Everyone Joint Development Plan (PfE)

- JP-S1 – Sustainable Development
- JP-S2 – Carbon + Energy
- JP-P1 – Sustainable Places
- JP-P2 – Heritage

1.4 Other relevant policy documents:

- Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (2007)
- Planning Policy Guidance
- Climate change (March 2019)
- Design: process and tools (October 2019)
- Historic environment (July 2019)
- Renewable and low carbon energy (June 2015)

An assessment of the proposals against policy guidance is outlined in the following section.

2. PLANNING POLICY STATEMENT. ASSESSMENT OF PROPOSALS

2.1 PRINCIPLE OF DEVELOPMENT

The context and driving principles behind the proposed development are set out in SECTION 2.2 of the Design + Access Statement and in the supporting Statement of Need that is submitted as part of this application

There is a clear need for the additional roof top pavilion and the low-quality, appropriate nature of the existing facilities justify the adaptation and full refurbishment of the building..

NPPF Chapter 8 (Point 97(a)) demonstrates how Methodist Central Hall responds to guidance for communities to:
'plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments; '

Policy CC10 (a Place for Everyone) notes:
'The City Centre will develop as a location which appeals to a wide range of residents and visitors. Development which promotes this objective will be supported, particularly through:
Uses which increase the diversity of activity in the City Centre, with an emphasis on family-oriented activity; and,
High standards of accessibility to buildings and across spaces in the City Centre. '

The refurbishment and extension of Methodist Central Hall will continue to provide an active Place of Worship that supports *'a place for everyone'* within the city centre.

The upgrade to the retail shop fronts also continues to support the diverse and distinct character of the retail offer in the Northern Quarter in line with Policy CC2.

In line with PfE policy JP-P1(Sustainable Places) the proposals are:

Paragraph 1. Distinctive, with a clear identity that:

A. Conserves and enhances the natural environment, landscape features, historic environment and local history and culture;

Paragraph 3..Socially inclusive:

A. Responding to the needs of all parts of society;
B. Enabling everyone to participate equally and independently;
C. Providing opportunities for social contact and support; and
D. Promoting a sense of community

2.2 DESIGN + HERITAGE

There has been regular and proactive discussions and consultations with a variety of stakeholders within Central Hall, the planning authority and the local community (see NPPF paragraph 132)

Policy CC9 (Design + Heritage) notes:
'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.

The roof top pavilion has been developed with careful consideration to positioning, orientation and massing in order that it sits comfortably within its context (see Core Strategy EN 1 & DM 1)

The design rationale outlined in this document has analysed the short-comings of the existing building and its interaction with the wider context and the proposals developed directly to address these issues and in particular the relationship of the building at Street level including it's building entrance and shop fronts.

The design was informed, at the earliest stages by the its context and a careful analysis of the site history and the existing building architecture (see NPPF paragraph 197)

The design team proactively engaged a Heritage Consultant to undertake a review of the existing building, the adjacent buildings and the site as a whole.

Through the analysis of the existing building and as outlined with the design rationale contained within this document the proposals to the entrance and shop fronts will make a positive contribution to the Stevenson Square Conservation Area and non-designated heritage assets on the site (see Core Strategy EN 3). The roof top pavilion and access stair have been positioned to have minimal impact on the Conservation Area. The HIA and DAS set out the design principles and impact on both the building and Conservation area.

In line with PfE policy JP-P2 Heritage paragraphs 3-5 our proposals:

3..Integrate the conservation and enhancement of heritage assets and their settings, with creative contextual architectural responses that contribute to their significance and sense of place;

4..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; and

5..Explore opportunities to reduce greenhouse gas emissions that restoration of historic buildings offer.

2.3 SUSTAINABILITY

The proposals have developed to promote high levels of sustainability through a range of measures and careful consideration has been given to orientation and maximising the potential use of renewable technologies (see NPPF paragraph134(b), 154 & 155)

The design has developed in line with the expectations of the energy hierarchy taking ` a fabric first approach and including passive design features to ventilate and reduce heat gain within the building (see Core Strategy EN 4) Renewable technologies are proposed that will allow this building to become 'all-electric' removing an existing reliance on gas fired boilers

Moving away from carbon intensive gas as the primary source of heat along with reducing heating and colling demand for public and communal buildings sits in line with paragraph 5.6 of PfE Policy JP-P1(Sustainable Places):
'As part of the heat decarbonisation strategy for the building, no natural gas services are to be proposed to be utilised. '

The proposal also aligns with PfE policy paragraph 1 of JP - S2 (Carbon + Energy)
'Promoting the retrofitting of existing buildings with measures to improve energy efficiency and generate renewable and low carbon energy, heating and cooling;'

The project Energy Strategy Statement, prepared by Crookes Walker Consulting and submitted as part of the application sets out the approach to sustainability in further detail to support this section.

3 CONCLUSION

NPPF Chapter 2 includes the presumption in favour of sustainable development. For decision taking this means *'approving development proposals that accord with the development plan'.*

NPPF Chapter 16, paragraph 202 states:
In determining applications, local planning authorities should take account of:

> *a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
>
> *b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
>
> *c) the desirability of new development making a positive contribution to local character and distinctiveness.*

In conclusion, this planning application demonstrates that the upgrade, extension and shop front works to Methodist Central Hall will:

'*will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development.'* NPPF Chapter 2 12 paragraph 135 a).