

Dale Street - looking south east



Dale Street - looking north west



Oldham Street - looking north east



Oldham Street - looking south west

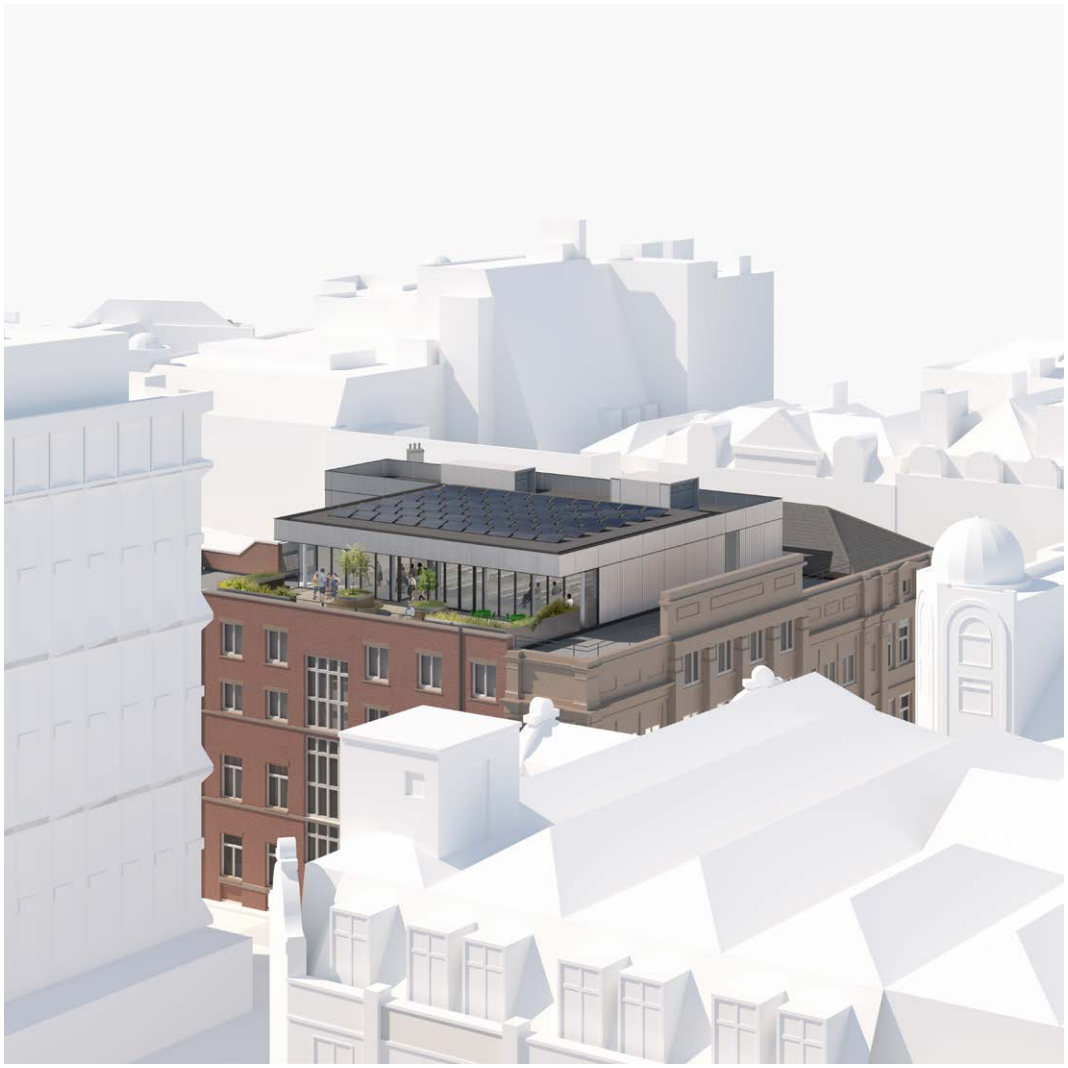
IMAGES
Views from street level
[Red - Existing Building / Blue - Proposal]

3.5 THE ROOFTOP PAVILION - MASSING

3.5.1 Careful consideration has been taken to understand the impact of the additional floor level. A Daylight and Sunlight Statement has been provided with this submission to demonstrate that the additional storey sits sympathetically with the proposed massing and surrounding context, and presents no impact to the neighbouring properties.

3.5.2 The rooftop pavilion has been carefully considered with the aim of minimising visibility from street level. The pavilion elevations have been pulled back from the Dale Street and Spear Street elevations by 5.5m and 7m respectively. The overall height of the pavilion has been carefully considered to balance the quality of the interior space, structural truss depth, and sight lines from the street.

3.5.3 The projecting canopy to the Spear Street side of the pavilion provides solar shading and shelter from inclement weather to the external terrace, while also providing a strong definition to the pavilion's form and an expression of the structural truss solution.





IMAGES
[TOP] Aerial view
[BOTTOM] Textural approach to the facade Wide and Narrow Spacing & Dale Street Elevation

3.6 THE ROOFTOP PAVILION - FACADE

3.6.1 The external walls of the rooftop pavilion are constructed from a lightweight steel frame clad in a high quality anodised aluminium sinusoidal rainscreen façade.

3.6.2 The expression of the projecting canopy establishes a lower datum to the underside of the canopy and an upper datum to the top of parapet. These datums remain consistent on all sides of the pavilion, the plant screen and the lift and stair enclosure and are expressed by means of a series of narrow spaced anodised aluminium sinusoidal rainscreen panels.

3.6.3 Below the lower datum, taller format wider spaced anodised aluminium sinusoidal panels create the main body of the façade. The junction between the two types of panel is expressed with a horizontal shadow gap.

3.6.4 Curtain wall floor to ceiling glazing to the Spear Street façade allows natural light to flood the pavilion and provide access to and views of the terrace garden. Elsewhere high performance aluminium framed windows will be recessed into the rainscreen façade.

3.6.5 The result is a continuous, sensitively designed, high quality façade which creates a coherent contemporary addition the existing building.







IMAGES

[TOP] Section - The Atrium
[BOTTOM L] Precedent - Living Wall - The Attenborough Building
[BOTTOM R] Axo - The form of the hall is expressed within the atrium

3.7 THE ATRIUM

3.7.1 The transformation of the existing lightwell to an atrium is a key aspect of the design proposals.

3.7.2 The glazed roof allows natural light to penetrate to the base of the atrium, to the deepest part of the plan. Breakout spaces, offices and the hall benefit from the natural light, transforming the experience of visiting and working in the building.

3.7.3 The atrium is at the heart of the heating, cooling and ventilation strategy. Chimney effect is used to draw cool air upwards in Summer and fresh cool air down to be warmed in the Winter. Controllable louvres at high level enable ventilation to be adjusted as required. Reversible fans in the ground floor ceiling void help boost the airflow as required.

3.7.4 The design of the atrium has been devised to improve the legibility. From the base of the atrium, the mass of the hall can be seen in its entirety for the first time. The floor levels of the building can also appreciated from this vantage point. The positioning of the main circulation stairs within the footprint of the previous lightwell, with the lifts adjacent, ensure that visitors arrive at each level at the point where views of the atrium are possible - either over a balustrade or through glazing.

3.7.5 The acoustic treatment of the atrium has been a key consideration. Coloured textured wood wool panels form the external expression of the hall, both within the atrium and within the breakout spaces. The same material is used at high level on the opposing wall from the hall.

3.7.6 Existing white enamel brickwork is retained and repaired to the longest wall of the lightwell providing a high quality reflective backdrop to the space which also helps with the reading of the building's development over time.

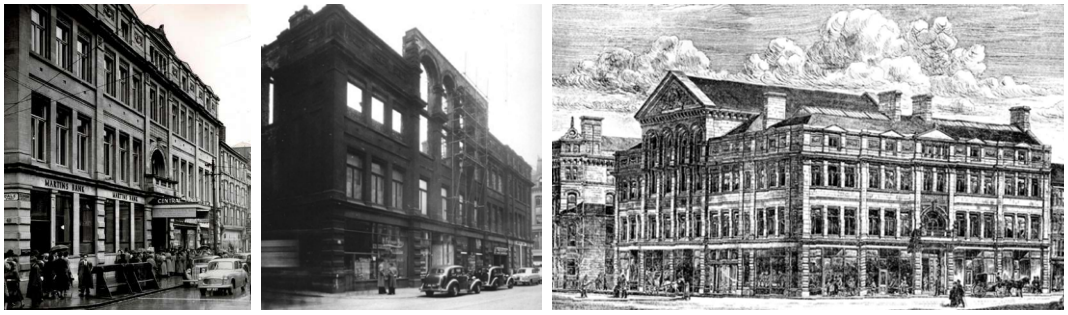
3.7.7 A 15m high living wall, seating planters and a tree within the space provide an attractive green garden feel to the atrium, specifically at café level. Behind the living wall concealed ductwork allows smoke to be extracted in the event of a fire.



Existing Shopfronts



The original approach



Historic photos of the frontages

IMAGES
Shopfront design

3.8 SHOPFRONTS & ENTRANCE

3.8.1 It is accepted that the existing shopfronts have a detrimental visual impact on Oldham Street and Dale Street. The proposals will transform the building's visual impact.

3.8.2 Analysis of the historic photographs have informed the design response, key aspects of the original design include:
- A stone plinth to back of footpath
- A strongly defined transom line
- A glazed frontage between plinth and frieze

3.8.3 The proposal responds to the original design ethos. A stone plinth is established which has a relationship with the existing stone piers. The new plinth provides a robust edge to the back of pavement.. A transom line is re established at main entrance door frame height. This datum is common across all Oldham and Dale Street shopfronts. A high quality anodised aluminium glazing system re-establishes the glazed zone between plinth and frieze.

3.8.4 Each shopfront is distinct from the surrounding stonework of the existing building. An aluminium channel expresses the separation. The glazing is framed by a slanted projecting aluminium frame. Mullions have less projection and a rectilinear profile. The transom projects to the same extent as the bounding perimeter frame with a sloped profile to match. Clear double glazing provides an uninterrupted view into the shop units.

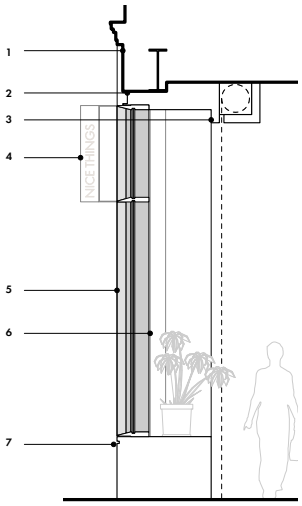
3.8.5 Anodised aluminium glazed entrance doors have a glazed fanlight above which is bound by a profile projection to match the perimeter frame and transom, thus creating a zone for signage above the entrance doors to each shop. A projecting sign at high level denotes each individual unit.

3.8.6 The entrance is highlighted by means of projecting box canopy which stops in line with the existing stone door surround.


CENTRAL HALL
nice things
NQ
KITCHEN
Tattoo
Studio 81
BARBER
SHOP



PROPOSED ELEVATION - TYPICAL SHOP FRONT

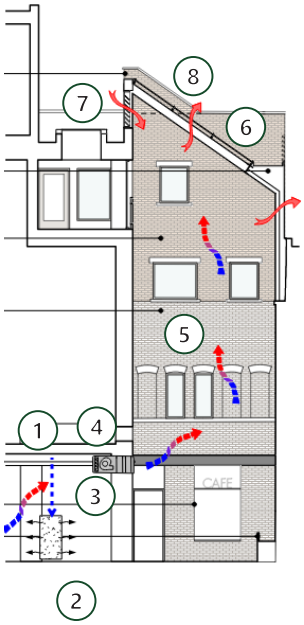


PROPOSED SECTION - TYPICAL SHOP FRONT

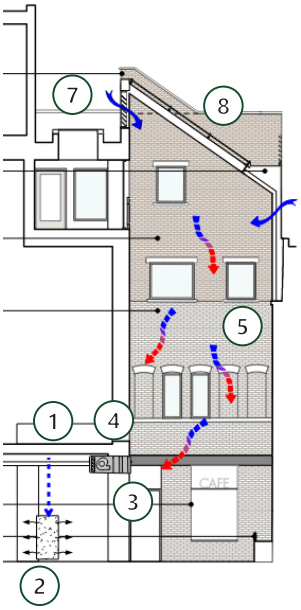


1 STONE FRIEZE TO BE REPAIRED
2 SET BACK ANODISED ALUMINIUM CHANNEL
3 ROLLER SHUTTER SYSTEM
4 SIGNAGE ZONE
5 NATURAL ANODISED ALUMINIUM FRAMED GLAZING SYSTEM
6 EXISTING COLUMN
7 STONE CLAD BASE

IMAGES
[OPPOSITE & BOTTOM] Proposed Shopfronts & Entrance - Oldham Street
[TOP] Elevation & Section of typical shopfronts



SUMMER MODE



WINTER MODE

1 Central ductwork from AHU
2 Low level displacement diffuser
3 Airflow in Chapel/Welcome Area
4 Reversible fans in ceiling void
Summer air in / Winter air out

5 Lightwell utilised as chimney
6 Opening rooflights - Summer mode
7 Vertical louvre upstand - Winter mode
8 High performance roof glazing

IMAGES
[TOP] Fourth floor plan

3.9 SUSTAINABILITY

3.9.1 The proposals are predicated on providing a robust, sustainable building; a fabric first approach has been taken providing high levels of insulation to new build elements and thermal upgrade of existing fabric where possible. A natural ventilation strategy is employed where possible.

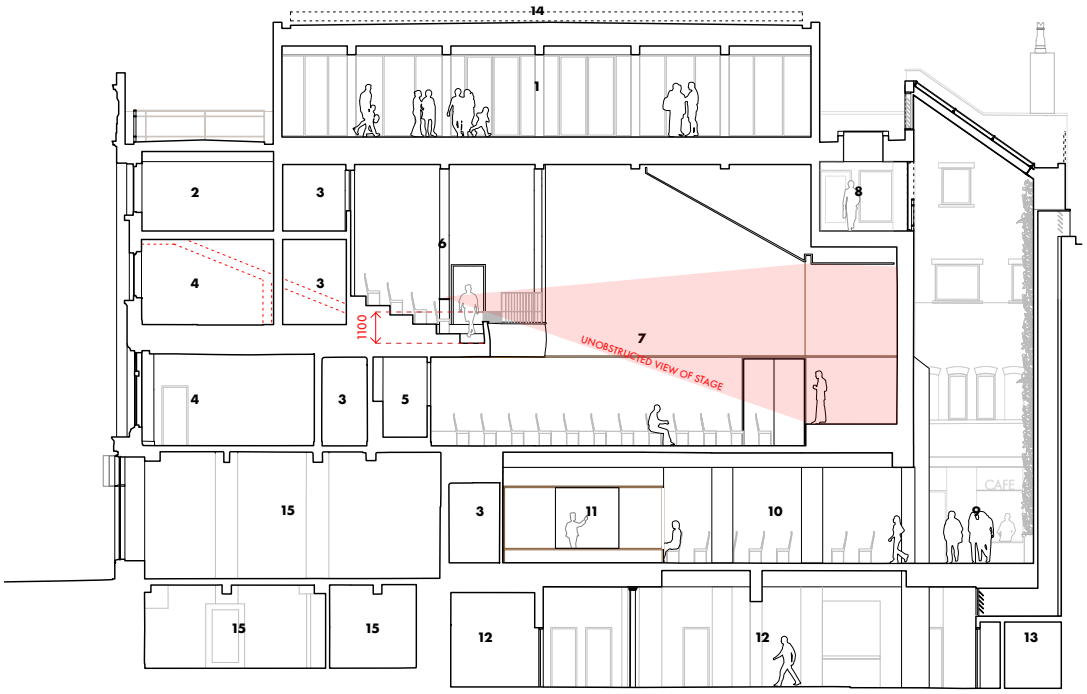
3.9.2 Renewable energy sources are proposed to provide a significant proportion of the energy demands of the building via a roof mounted PV array.

3.9.3 Passive strategies include natural ventilation to the majority of the building (the exceptions being the Main Hall and rooftop pavilion, and a deep overhanging canopy to reduce over heating potential to the rooftop pavilion.

3.9.4 The atrium is at the heart of the heating, cooling and ventilation strategy. Chimney effect is used to draw cool air upwards in Summer and fresh cool air down to be warmed in the Winter. Controllable louvres at high level enable ventilation to be adjusted as required. Reversible fans in the ground floor ceiling void help boost the airflow as required.

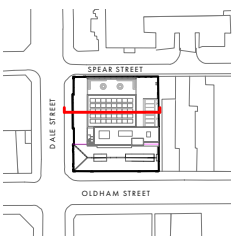
3.9.5 The all electric proposals replace existing gas boilers and make the building entirely electrically served forming the basis for the long term sustainability strategy.

3.9.6 For further detail on the proposed energy and sustainability strategies reference should be made to the Energy Statement that supports this application.



PROPOSED SECTION - 01

1	EVENTS SPACE	**8**	SOCIAL AREA	**15**	RETAIL UNIT
2	OFFICE	**9**	LIGHTWELL		
3	CORRIDOR	**10**	CHAPEL		
4	ROOM FOR HIRE	**11**	SANCTUARY		
5	AV ROOM	**12**	MOSAIC		
6	VIEWING BALCONY	**13**	ESCAPE CORRIDOR		
7	CENTRAL HALL	**14**	PV ARRRAY		



IMAGES

Retained sight lines within the main hall

4.0 ACCESS

4.1 ACCESSIBILITY

The current building is not fully accessible to all floor levels as outlined below. The proposals provide equal access to all floors.

4.1.1 Basement – The main mosaic space has areas of raised floor, accessible only by steps. The kitchens and stores to the Spear Street side of are raised to the same height, again only step access exists. The lightwell courtyard also contains changes in level. The proposals create a level floor throughout providing equal access for all.

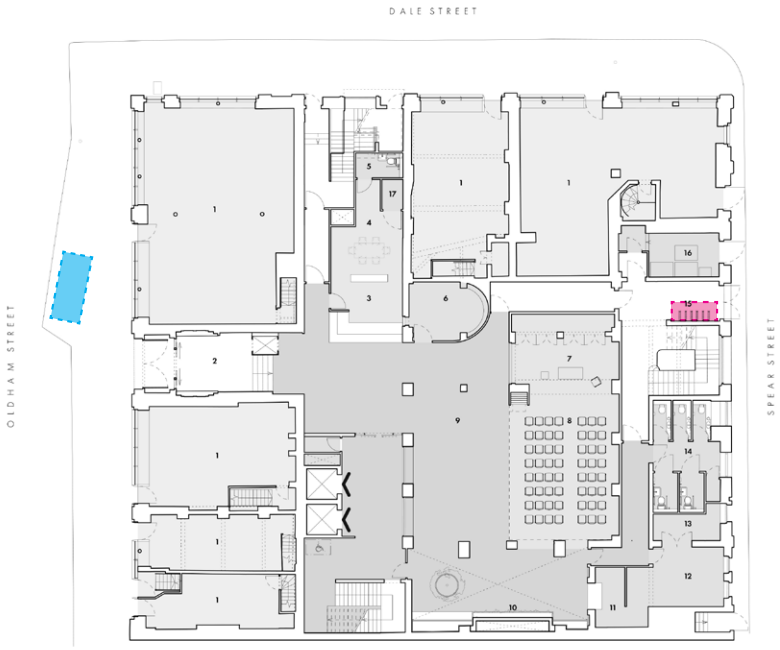
4.1.2 Ground – As is common in buildings in this area of Manchester city centre there is a raised ground floor resulting in no step free access from street level. The transition from Oldham Street to entrance level is managed by means of a platform lift. The platform lift is separated from reception by lobby doors. The proposals will maintain the existing level access threshold from Oldham Street, however a new platform lift will be positioned closer to the main reception with no door separation. Once at reception level equal access is possible to every level of the building by means of two new passenger lifts.

4.1.3 Second Floor – this level is currently accessible by lift however tight corridors especially to the Spear Street side of the building limit free and easy movement. The archive spaces and micro-offices under the terraced seating preclude wheelchair access. The large terrace balcony seating is not accessible via wheelchair. The proposals for the second floor improve the width of all circulation and make all rooms for hire fully accessible.

Within the hall at this level the front five rows of terraced seating are retained. The removal of the eight rows behind reduces the scale of balcony provision. The resulting terrace provides overflow provision for the main hall as opposed to a primary seating area.

The existing balcony frontage and steel support structure have been retained to maintain the character and perceived scale of hall from hall entrance level. The retention of the balcony structure also maintains the existing stepped levels for seating which in turn maintains sight lines to the stage. The angle of the existing balcony support structure precludes adaptation to accommodate deeper steps to create a dedicated seated accessibility area. Instead a





Secure Internal Cycle Storage Area

Existing External Cycle Storage Area

IMAGES

Proposed Cycle Storage Locations

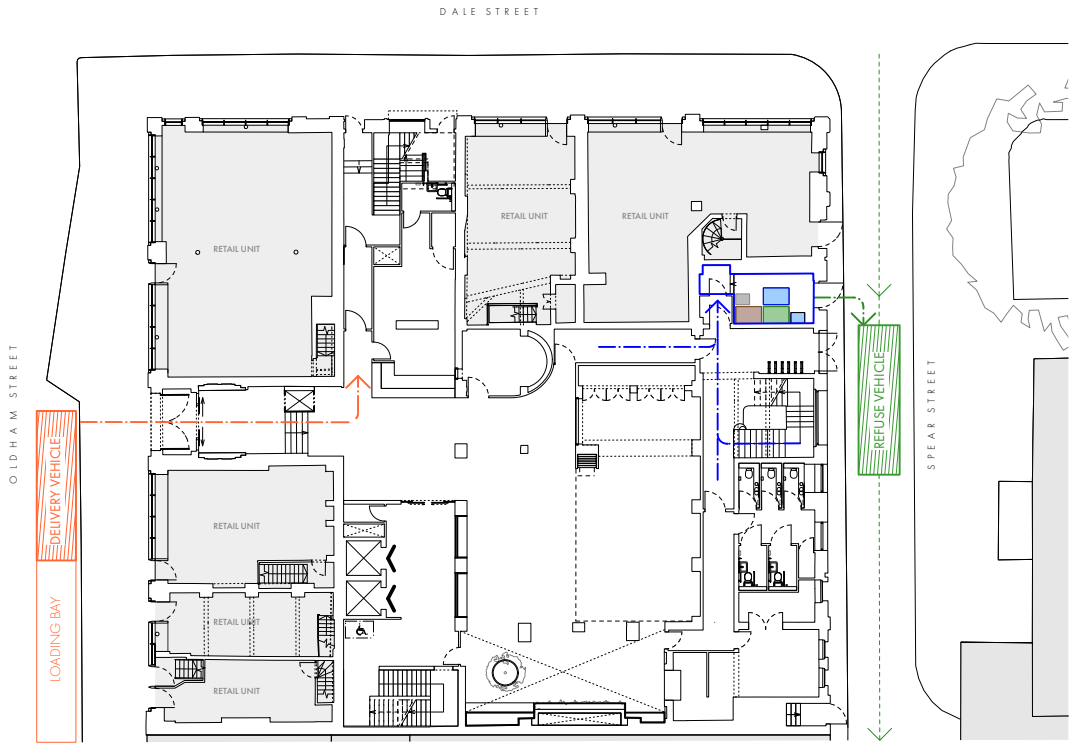
dedicated seated accessibility area will be provided at the entrance level of the main hall where level access exists. This location ensures accessible seating is provided within the primary hall space rather than within the overflow provision.

4.1.4 Third Floor – currently more than 50% of this floor level is not accessible by wheelchair. The proposals provide equal access for all.

4.1.5 Accessible facilities - all floors are provided with at least one fully accessible WC. Furthermore, fully accessible toilets and showers are provided within the shower and changing facilities in the basement.

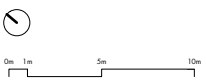
4.2 CYCLE STORAGE

Secure cycle storage for 12 bikes is provided within the building. This is in addition to the ten cycle spaces available immediately adjacent to the Oldham Street entrance afforded by five Sheffield Stands.



PROPOSED DELIVERY & REFUSE STRATEGY KEY

- DESIGNATED SECURE BIN STORAGE AREA LOCATED IN GROUND FLOOR WITH LEVEL ACCESS ONTO SPEAR STREET
- ROUTE & CARRY DISTANCE FOR USERS TO TAKE WASTE TO BIN STORE
- CONTAINER COLLECTION BY COLLECTION CREW
- REFUSE VEHICLE DIRECTION OF TRAVEL
- GENERAL REFUSE
- FOOD WASTE
- MIXED RECYCLING
- PULPABLE RECYCLING
- ROUTE & CARRY DISTANCE FOR DELIVERIES TO BE TAKEN TO RECEPTION AREA



4.3 DELIVERIES

4.3.1 Deliveries will continue to be served from the Oldham Street entrance. The loading bay immediately adjacent to the main entrance provides time limited parking for delivery vehicles. From the loading bay deliveries will be brought through the entrance lobby before being left with staff directly at reception.

4.4 REFUSE MANAGEMENT

4.4.1 The existing refuse provision of bins is as follows: -
1No. 660 Litre bin

The bin is collected twice a week by Fresh and all waste currently goes to landfill. Sanitary waste is removed by Cathedral Hygiene.

4.4.2 The retail units are tenanted. Each tenant makes their own arrangements for waste collection. The current strategy will be retained for these units.

4.4.3 The proposals create a dedicated recycling room with direct level access to Spear Street. In accordance with GD 04 'Waste Storage and Collection Guidance for New Developments ' the following volumes of waste collection have been calculated:

Proposed refuse provision calculation:
Cafe – Requirement1500L / 20 spaces
20 Spaces =1500L required - assumed 50% food waste
750L General waste and 750L Food waste

Office space - Requirement 2600L / 1000m2
450m2 Office = 1170L required - assumed 50% Recycled 50% General
585L Recycled and 585L General

Rooms for hire, Main Hall and Event Space
Waste generated from these spaces will be removed by the hiring organisation following conclusion of the hire.

4.4.4 The proposed provision is as follows:
General Waste = 1335L required (1x 1100L Euro Bin + 1x 360L Wheeled Bin provided)
Mixed Recycling = 585L required (1x 1100L Euro Bin provided)
Pulpable Waste = 1x360L Wheeled bin provided
Food Waste = 750L required (1x 1100L Euro Bin provided)

4.4.5 The recycling store is separated from the main circulation by a lobby. All bins are located at street level behind secure double steel doors providing access directly form Spear Street, louvres above provide natural ventilation. The building management team are responsible for the collection and transportation of waste generated within the building and its transport to the recycling store.

4.4.6 The existing contract with Fresh will be continue to provide twice weekly refuse collections.

5.0 CONSULTATION

5.1 FORMAL PRE-APPLICATION WITH PLANNING OFFICERS

5.1.1 A number of formal consultation meetings have taken place between Manchester City Council and OMI Architects on behalf of the applicant as part of the pre-application process. These are outlined below:

1st November 2023 – Introduction to the proposals at Methodist Central Hall Manchester
Present - OMI Architects, Applicant, MCC Planning (Angela Leckie and Paul Mason)
Feedback – Suggestion that retail units be considered as part of the application.

18th January 2024 – Update to the proposals. Presentation on approach to heritage and significance.
Present - OMI Architects, Rob Chambers, MCC Planning (Angela Leckie and Paul Mason)
Feedback – Demolition plans and condition survey drawings to be included as part of the application.

16th April 2024 – Presentation of shopfront proposals.
Present - OMI Architects, MCC Planning(Angela Leckie and Paul Mason)
Feedback – External roller shutters to be removed from proposals.

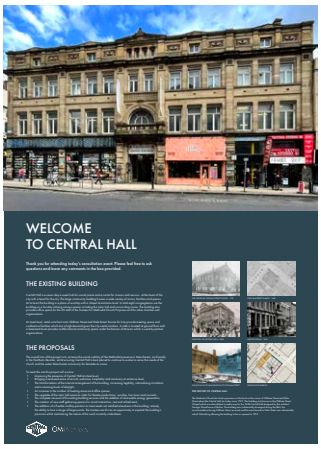
17th May 2024 – Updated Shopfront proposals issued for comment.

31st May 2024 - Comment received from Manchester City Council's planning principle planner, Angela Leckie and Heritage & Urban Design Manager Paul Mason suggesting minor amendments which have subsequently been considered, applied and discussed with Paul Mason prior to application.

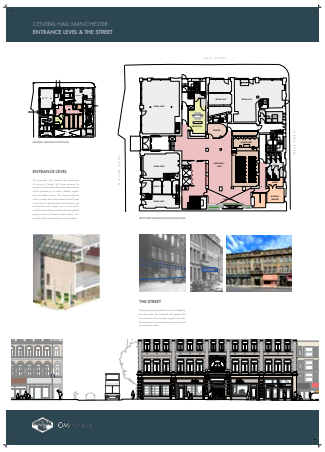





SOCIAL JUSTICE
MISSION
SERVICE
MANCHESTER CITY CENTRE


WELCOME
TO CENTRAL HALL
THE EXISTING BUILDING
THE PROPOSALS


CENTRAL HALL MANCHESTER
THE EXISTING BUILDING


CENTRAL HALL MANCHESTER
ENTRANCE LEVEL & THE STREET


CENTRAL HALL MANCHESTER
COMMUNITY SPACE & OFFICE ACCOMMODATION


CENTRAL HALL MANCHESTER
MAIN HALL & LIGHTWELL


CENTRAL HALL MANCHESTER
ROOFTOP PAVILION

5.2 CONSULTATION WITH KEY STAKEHOLDERS

5.2.1 The scheme has been developed collaboratively with the MCHM leadership and key stakeholders. Five interactive design workshops were held with key stakeholders including:
Life Share
Women Asylum Seekers Together
City Church
Greater Manchester Community Chaplaincy
The board of trustees for MCHM
Trustees for Methodist Church Purposes
Mosaic

5.2.2 MCHM consulted with the tenants of the retail units on 29th February 2024. All but one retail unit attended. Positive feedback was received by all attendees. All attendees were invited to attend the subsequent public consultation event.

5.2.3 Heritage Advisory Panel – OMI Architects presented the proposals to the HAP panel on the 5th April 2024. No feedback has been received to date.

5.3 LOCAL COMMUNITY CONSULTATION

5.3.1 An open public consultation event was held at MCHM on the 4th March 2024. The event was promoted via internal networks and to the surrounding neighbourhood by means of a leaflet drop. A sign board was placed on Oldham Street directing passersby to the consultation. The event ran from 1300 to 1900.

5.3.2 The event was attended by eighteen people representing a range of interest from neighbouring businesses, tenants, hiring organisations, charity partners, employees, café users and interested members of the public. Overall feedback was overwhelmingly positive. Six visitors left written feedback.



6.0 CONCLUSION

6.1 CONCLUSION

The design team and the board of trustees of Methodist Central Hall Manchester have worked closely to develop a series of considered and sensitive proposals. The building programme has developed through a series of workshops which identified the issues with the existing building as well as parts that could be retained and enhanced. A series of proposals were developed that fit the current and future needs of the building and its users and at the same time present a more coherent and legible approach to navigating the building.

Carefully considered works to the exterior will not only repair the building fabric but also present a much improved frontage to the Northern Quarter. The proposals will ensure the MCHM continues to make a continued social justice impact in Manchester for generations to come.

Methodist Central Hall Manchester - at the heart of the city with a heart for the city.

7.0
APPENDIX

APPENDIX - CONTENTS

7.1 Waste Management Strategy Pro-Forma

7.2 Planning Policy Statement - Planning Policy Context

7.3 Statement of Need

MANCHESTER CITY COUNCIL

Appendix E - Waste Management Strategy (v7.00 from September 2023)

Planning Application Number: PP-13194799

Date Submitted: 01/07/2024

Will this property be used as a House in Multiple Occupation (HMO)?	No
If this property will be used as an HMO, how many people do you intend to accommodate (5+)?	No

Commercial Developments

Please state number of bins you propose, showing calculations where appropriate.

General Waste -
Cafe - 20 spaces x 1 = 1500L = Assumed 50% general waste = 750L General
Office space - 2600L x 0.45 (450m2) = 1170L/ 50% General = 585L General
General Waste = 1335L (1x 1100L Euro Bin + 1x 240L Wheel Bin)

Dry recycling (include material type details) -
Office space - 2600L x 0.45 (450m2) = 1170L/ 50% Recycled = 585L Recycled
Recycling = 585L (3x 240 Wheel Bin = 720L or 1x 1100L Euro Bin)

Food Waste -
Cafe - 20 spaces x 1 = 1500L = Assumed 50% food waste = 750L Food waste
Food Waste = 750L (3x 240 Wheel Bin = 720L or 1x 1100L Euro Bin)

Has / will a contract be obtained with a licenced waste carrier?	Yes

Internal Stores (Residential and Commercial)

Please provide details of internal stores / segregation of waste and recycling.

Waste and Recycling bins will be positioned within each area and emptied by staff into the larger bins, stored in the Ground floor bin store. The recycling store is separated from the main circulation by a lobby. All bins are located at street level behind secure double steel doors providing access directly form Spear Street, louvres above provide natural ventilation. The building management team are responsible for the collection and transportation of waste generated within the building and its transport to the recycling store. See submitted OMI drawings L1010 for proposed refuse strategy management plans.

Ensure all bins in the store are accessible	X	
Ensure recycling facilities are as easy to access as general refuse	X	

Please confirm details of waste store ventilation and hygiene / cleaning proposals

Ventilation - The bin store is located at ground floor with secure double steel doors providing access directly form Spear Street, louvres above provide natural ventilation. Hygiene - Bins and the bin store will be regularly cleaned by building staff to maintain the required hygiene level.

Please provide details of who will be responsible for placing the bins at the collection point and returning them to the store / property promptly e.g., resident / management company

Bins will be moved from the bin store via the routes shown on the submitted drawings, to the external collection point on Spear St. by building staff. The existing contract with Fresh will be continue to provide twice weekly refuse collections.

Please ensure that you have attached:

Detailed plans of bin stores	X	
Location plans showing stores	X	
Location plans showing the proposed collection point and the route the collection vehicle will take (please refer to the Road, Vehicle and Waste Operative Access Specification – paying particular attention to turning space and reversing)	X	

3

OMI Architects

METHODIST CENTRAL HALL, MANCHESTER
PLANNING POLICY STATEMENT

OMI_MCH_Policy01
1433/Da July 2024

Planning Policy – Statement

Planning Policy Statement

Contents

1. Planning Policy Context

2. Planning Policy Statement – Assessment of proposal

3. Conclusion

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).

The Board of Trustees of Methodist Central Hall Manchester

CENTRAL HALL, MANCHESTER

Statement of Need

MCH_StatementOfNeed_BTMCHC
1433/Da July 2024

About Central Hall

The Methodist Church has had a presence on the land on the corner of Oldham Street and Dale Street where the Central Hall sits today since 1765. An outward-looking approach to serving the local Manchester community has been a core tenet of its mission throughout this period. The building has evolved over time including after suffering significant bomb damage in WWII.

Today Central Hall is a seven day a week hub for social justice and a centre for mission and service - at the heart of the city with a heart for the city. The large community building houses a wide variety of rooms, facilities and spaces.

At its heart the building is a place of worship with a chapel at entrance level. In total eight congregations use the building on a Sunday utilising various spaces including the main hall and surrounding rooms. The building also provides office space for other charities and organisations as well as the 20 staff of the Trustees for Methodist Church Purposes.

Rooms for hire provide meeting space and conference facilities which are in high demand given the city centre location. At street level, retail units front onto Oldham Street and Dale Street. A café is located at ground floor whilst the basement level provides multifunctional community space under the banner of Mosaic which is used by partner organisations.

Current Usage (Week in the Life of Central Hall)

Week commencing 2 October

	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday	Average % use
Main Hall	100	100	100	100	100	100	100	100.00
Lounge	50	100	100	100	65	100	100	87.86
Aston 1	100	50	100	100	100	100	100	92.86
Collier	100	100	65	100	100	100	100	95.00
Lincoln 1	100	100	65	100	100	100	100	95.00
								94.14 occupancy rate
Mosaic	5 hours	9 hours	5 hours	6 hours	9 hours	4 hours	4 hours	

Usage breakdown of main rooms	
Charities	34%
Community	17%
Church	15%
Training courses	34%

Training companies	4
Charities	8
Community Groups	11
Churches	1

EXAMPLES OF IRREGULAR EVENTS
Business leaders` lunch (50-100 people) / Carol Service/Public Meeting

EXAMPLES OF FUTURE EVENTS
All day conference / Event for 100+ people, meals and tea and coffee provided/ all-weekend event

EXAMPLES OF BOOKINGS REQUESTED BUT REFUSED DUE TO LACK OF SPACE
Event for 100+ people with meals and tea and coffee provided/Conference with over 5 breakout rooms

Why do the Trustees need to undertake the project?

The mission to serve the local community has not changed; instead, its scope has expanded and the number of enquiries to use the building has increased. As can be seen on the current usage table the building is operating at maximum capacity. Bookings are being refused due to lack of capacity. There is a clear opportunity to generate additional hireable space which will provide additional income to support the work and mission of Central Hall.

The age of the building and its on-going maintenance and energy consumption produce an increased ongoing cost. Several aspects of the building's fabric, in particular the roof coverings and the building's services, are now at the end of their service life. Work is required to maintain the exterior of the building, whilst heavy footfall over many years means the building needs significant refurbishment.

Overall, significant investment is required to maintain the status quo. This situation has presented the Trustees with an opportunity to consider a wider long-term strategy to tackle the issues above, whilst expanding the available provision and future proofing the environmental performance of the building.

Project Aims
The overall aim of the project is to increase the social visibility of the Methodist presence in Manchester, and locally in the Northern Quarter, whilst ensuring Central Hall is best placed to continue to evolve to serve the needs of the church and the wider Manchester community for the decades to come.

To meet this aim, the project will involve:
- Improving the presence of Central Hall at street level,
- Bringing a sense of arrival, welcome, hospitality and sanctuary at entrance level,
- Transforming the internal arrangement of the building, increasing legibility, rationalising circulation and increasing levels of daylight,
- Increasing the number of meeting areas and office spaces,
- Upgrading of the main hall space to cater for theatre productions, worship, live music and concerts, and film screenings
- Renewing the existing building services and adding renewable energy generation and recycling,
- Creating new staff gathering spaces for social interaction, rest and refreshment.

The Trustees have also discerned the need to create an additional flexible rooftop pavilion and terrace which would meet needs not satisfied elsewhere in the building, namely the ability to host a range of events in a high-quality multifunctional events space. The Trustees see this as an opportunity to expand the building's provision whilst maintaining the nature of the work currently undertaken.

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To meet this aim the project will involve:
- Improving the presence of Central Hall at street level,
- Bringing a renewed sense of arrival, welcome, hospitality and sanctuary at entrance level,
- The transformation of the internal arrangement of the building, increasing legibility, rationalising circulation and increasing levels of daylight,
- An increase in the number of meeting areas and office spaces,
- The upgrade of the main hall space to cater for theatre productions, worship, live music and concerts,

- The complete renewal of the exiting building services and the addition of renewable energy generation,
- The creation of new staff gathering spaces for social interaction, rest and refreshment,

The trustees have discerned the need to create an additional flexible space which would meet needs not satisfied elsewhere in the building, namely the ability to host a range of events in a high-quality multifunctional events space. The trustees see this as an opportunity to expand the building's provision whilst maintaining the nature of the work currently undertaken.