

PLANNING DESIGN AND ACCESS STATEMENT

**LISTED BUILDING CONSENT APPLICATION FOR THE
INSTALLATION OF CATHODIC PROTECTION AND FAÇADE
REPAIR/CLEANING OF THE EXTERNAL ELEVATIONS**

100 KING STREET, MANCHESTER, M2 4WU

April 2024

1.0 Introduction

- 1.1 This Planning Design and Access Statement relates to an application for listed building consent for the installation of cathodic protection and façade repair/cleaning of the external elevations of the Grade II* listed 100 King Street, Manchester.
- 1.2 The primary purpose of this Statement is to set out the justification for the proposed works with reference to the requirements of planning policy and is based on consideration of the economic, social and environmental benefits of the proposed development including:
- Benefits to the Listed Building –the proposals are based on a conservation led repair programme to ensure the longevity of the building
- 1.3 The accompanying application for Listed Building Consent follows comprehensive pre-application consultation with Manchester City Council's Conservation Officer, Paul Mason, as the local planning authority (LPA).
- 1.4 The submission is accompanied by the following documents:
- Heritage Statement prepared by Stephen Levrant Heritage Architecture
 - Cathodic Protection Concept Design Report prepared by Corrosion Engineering Solutions including:
 - Appendix A – Steel Quants
 - Appendix B – Concept Design Sketches comprising:
 - CN23-016-J712-SK011 Rev 00
 - CN23-016-J712-SK012 Rev 00
 - CN23-016-J712-SK013 Rev 00
 - CN23-016-J712-SK014 Rev 00

- CN23-016-J712-SK015 Rev 00
- CN23-016-J712-SK016 Rev 00
- CN23-016-J712-SK017 Rev 00
- CN23-016-J722-SK003 Rev 00
- CN23-016-J722-SK004 Rev 00
- CN23-016-J722-SK005 Rev 00
- CN23-016-J722-SK006 Rev 00

1.5 In particular this document should be read in conjunction with the submitted Heritage Statement by Stephen Levrant Heritage Architecture. The Heritage Statement provides a detailed character appraisal, significance assessment and impact assessment of the proposed repair works on the listed building.

1.6 Taking into account the analysis provided in this Supporting Statement the Heritage Statement concludes that the fundamental beneficial impact of the proposed works will clearly be the repair of the fabric of the individual heritage asset and the city's wider historic environment. The cumulative heritage impact of the proposed development is thus clearly beneficial as it ensures the longevity of the building.

1.7 The remainder of this Supporting Statement is set out as follows:

- Section 2 provides a description of the site, its location and history
- Section 3 describes the development proposals
- Section 4 sets out the planning policy context for the proposals
- Section 5 sets out the listed building considerations
- Section 6 presents the overall conclusions

2.0 Site Description and History

- 2.1 This section briefly describes the site and its location and sets out the previous planning history for the site. For further information please see Section 5 of the Heritage Statement prepared by Stephen Levrant Heritage Architecture.

Site Description

- 2.2 100 King Street is a former bank that has been converted to a restaurant and hotel and is located on an island site at the east end of King Street, in the city centre. The gentle slope of King Street, which rises to the east, enhances the prominence of the building within the streetscape. The building is bound by King Street to the north, Spring Gardens to the east, Chancery Lane to the south and Brown Street to the west.
- 2.3 The former bank building at 100 King Street is a Grade-II* Listed Building and is also located within the Upper King Street Conservation Area

Site History

- 2.4 The following site history is relevant:
- 101522/FO/2013/C1: (Planning Permission) Change of use of floors 1 - 8 and part of the ground floor from office (Class B1) to hotel (Class C1) use with associated bar and restaurant (Class A3 and A4) at levels 1, 2, 7 and 8 and associated external works at 100 King Street. Approved on 8 May 2013.
 - 101523/LO/2013/C1: (Listed building consent) - Internal and external alterations to 100 King Street to facilitate it's re-use and associated refurbishment and restoration as a new hotel with ancillary bar and restaurant use. Approved on 8 May 2013.
 - 103642/NMC/2013/C1: (Non-Material Amendment) – Minor amendment to 101522/FO/2013/C1. Approved on 31 October 2013.
 - 103566/JO/2013/C1: Application to vary Condition 2 (approved drawings) of listed building consent reference 101523/LO/2013/C1, to facilitate internal design adjustments. Approved on 31 October 2013.
 - 105876/AO/2014/C1A: (Advertisement Consent) – Erection of a temporary banner at 100 King Street. Approved on 29 August 2014

- 116974/LO/2017: (Listed Building Consent) - Internal alterations to the lower basement of Hotel Gotham to provide further hotel accommodation. Approved 20 October 2017
- 116973/FO/2017 - Internal alterations to the lower basement of Hotel Gotham to provide further hotel accommodation. Approved 20 October 2017
- CDN/19/0452 - Discharge of Conditions 3 (Samples of Materials) and 4 (Details of Floors, Finishes, Fixtures and Fittings) of Listed Building Consent ref: 116974/LO/2017.
- 127336/LO/2020 – (Listed Building Consent) for internal alterations to the basement, ground and mezzanine floors. Approved 25 September 2020.
- 131534/FO/2021 - Internal alterations to the lower basement of Hotel Gotham to provide further hotel accommodation – Approved 12 November 2021
- 131535/LO/2021 – (Listed Building Consent) for internal alterations to the lower basement of Hotel Gotham to provide further hotel accommodation – Approved 12 November 2021

3.0 The Proposed Development

- 3.1 The proposed works are for the installation of cathodic protection and façade repair/cleaning of the external elevations of the Grade II* listed 100 King Street, Manchester. They are described in full in the accompanying Heritage Statement prepared by Stephen Levrant Heritage Architecture and the Cathodic Protection Concept Design Report prepared by Corrosion Engineering Solutions. Extracts from these reports are copied below.
- 3.2 The condition of the stonework of 100 King Street was surveyed by ARP in 2022, the findings of which concluded that there were a great number of cracked stone ashlar blocks across the facades, which are believed be the result of expansive corrosion of the steel frame (also known as Regent Street Disease [RSD]). In September 2023, a further survey was undertaken by CES, which concluded with the discovery of further cracking to stone blocks.
- 3.3 The recent surveying has concluded that the building will become unsafe if the stonework is not repaired within five years. The introduction of a CP system is thus recommended to prevent recurrent damage and to prevent damage to the currently undamaged areas.
- 3.4 The urgency of the proposed works arises from the potential of masonry failing and becoming dangerous/falling. Although many examples of cracked stone blocks are located on the flat planes of the facades, a number of cracked stone blocks form part of the soffits of window openings and overhanging eaves etc, which presents a greater danger of falling masonry. It must be noted that 100 King Street is surrounded on all four elevations by public footpaths and active streets, as well as the hotel and ground floor restaurant entrances.
- 3.5 The repair proposals largely focus on the introduction of a cathodic protection scheme across each of the four elevations, which will also include a scheme of associated necessary stone repair, repointing, and stone cleaning, in order to repair or replace

deteriorated stonework and assist with the concealment of the cathodic protection system.

- 3.6 The cathodic protection system will arrest on-going corrosion of the steelwork embedded in the stone clad facades and will protect all embedded steel beams and columns in the external perimeter facades. The system to be used at 100 King Street will be a Current Cathodic Protection System [ICCP], which will use titanium mesh ribbon anodes of approx 10/20 mm wide and 1 mm in thickness. The ribbon will then be coated in mixed metal oxide [MMO].
- 3.7 The benefits of using an ICCP system is that it is flexible and narrow enough to fit into the narrow masonry joints between the ashlar stone blocks and mouldings with only a slight increase to the existing joints, and with ongoing maintenance, the system has a design life of up to 100 years.
- 3.8 The original historic drawings of the elevations of the building have been utilised to detail the locations of the column and beam positions and dimensions, however, these will need to be confirmed via local and discrete mortar joint drilling and will be limited to those localised locations which require substantial repair/replacement.
- 3.9 Due to the existing width of the mortar joints to the ashlar stone being between approximately 5mm to 12mm, the masonry joints will need to be discreetly widened in a number of locations to allow for the anodes to be chased into the masonry joints, which require widths of between 8mm to 12mm.
- 3.10 Due to the necessity of accurately widening the localised mortar joints to a slightly increased width, angle grinders will be needed to be used to perform the intervention with procession. The anodes will then be embedded into the open mortar joint and new lime mortar (mixed to original composition) will be applied. An assessment will then be able to be made to understand how many stone blocks will require repair or total replacement like-for-like.

- 3.11 The associated cabling to the CP system will be installed within risers and the internal soffits and walls in discreet locations.
- 3.12 The CP system requires a transformer rectifier [TR] housed within a cabinet (approx. 1400 × 1000 × 400 mm) which is to be located within the building in order to enable continual monitoring and control of the system. The location for the cabinet will be within a back of house space within Hotel Gotham, and will not be fixed to any high significance finishes or features.
- 3.13 Necessary cabling will not be visible externally, with all external cables being chased into existing masonry joints of the elevations. A system of stone cleaning will then be undertaken to assist with the concealment and blending of the interventions across the facades to allow for the building's appearance to be consistent.

4.0 Planning Policy and Guidance

4.1 Whilst the application is not for planning permission the planning policy context in which the application for Listed Building Consent should still be considered is provided by the following:

- The Planning (Listed Buildings and Conservation Areas) Act 1990
- National Planning Policy Framework (NPPF), 2023
- Places for Everyone Joint Development Plan, 2024
- Manchester City Council Core Strategy, 2012

The Planning (Listed Building and Conservation Areas) Act 1990

4.2 The Planning (Listed Buildings and Conservation Areas) Act 1990 is of relevance to the proposals as it provides specific protection for buildings and areas of special architectural or historic interest, over and above that provided by development management. Section 66 of the Act must also be recognised in line with the proposals, as it requires the LPA to “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,” when considering whether to grant planning permission.

National Planning Policy Framework (NPPF), 2021

4.3 The policies in the National Planning Policy Framework (NPPF) constitute the Government’s view of what sustainable development in England means in practice. In these terms, development proposals which fail to give due weight to the conservation of heritage assets are deemed not to be sustainable development, and consequently should not be supported. This is because one of the key dimensions of sustainability is to protect and enhance our natural, built and historic environment (NPPF paragraph 8, point c).

4.4 The focus of the Government’s planning policy guidance is to ensure that account is always taken of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses, consistent with their conservation (NPPF paragraph 196, point a).

- 4.5 The NPPF stresses that “great weight” should be given to the conservation of designated heritage assets (NPPF paragraph 205), emphasising the need to avoid substantial harm in terms of: demolition, alteration, or the compromise of its setting. Substantial harm is broadly defined within the NPPF as having a fundamental impact on the significance of the heritage asset by means of its total loss, profound physical harm to its fabric, or the complete compromise of its setting (para.201). As stipulated by the PPG, substantial harm is a high test, and will not arise in many cases.
- 4.6 Less than substantial harm is a sliding scale, defined within para.208 of the NPPF as follows: “Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.”

Places for Everyone Joint Development Plan 2024

- 4.7 The 'Places for Everyone Joint Development Plan Document for Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan 2022 To 2039' was adopted on 21 March 2024. Some of the Core Strategy (CS) policies have been partially replaced by Places for Everyone (PfE) policies. Any part of the policy that is not replaced remains part of Manchester's Core Strategy.
- 4.8 CS Policy EN3 Heritage Section to be replaced: 2nd paragraph Replaced by Places for Everyone Policy JP-P2. Policy JP-P2: Heritage states the following:

“We will proactively manage and work with partners to positively conserve, sustain and enhance our historic environment and heritage assets and their settings. Opportunities will be pursued to aid the promotion, enjoyment, understanding and interpretation of heritage assets, as a means of maximising wider public benefits and reinforcing Greater Manchester's distinct character, identity and sense of place.

Local Plans will set out the key elements which contribute to the district's identity, character and distinctiveness and which should be the priority for conserving and enhancing in the future and demonstrate a clear understanding of the historic

environment and the heritage values of sites, buildings or areas and their relationship with their surroundings. This knowledge should be used to inform the positive management and integration of our heritage by:

- 1. Setting out a clear vision that recognises and embeds the role of heritage in place-making;*
- 2. Ensuring that the heritage significance of a site or area is considered in accordance with national planning policy in the planning and design process and opportunities for interpretation and local engagement are optimised;*
- 3. Integrating 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. Delivering 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. Exploring opportunities to reduce greenhouse gas emissions that restoration of historic buildings offer.*

Particular consideration will be given to ensure that the significance of key elements of the historic environment which contribute to Greater Manchester's distinctive identity and sense of place are protected from harm. These include historic town centres, places of worship, historic transport routes including the canal network, industrial buildings and structures including textile mills, farmsteads and other sites, buildings, and areas of identified archaeological, architectural, artistic and/or historic value.

Development proposals affecting designated and non-designated heritage assets and/or their settings will be considered having regard to national planning policy. Where heritage assets have been identified as being at risk, Local Plans should identify specific opportunities for them to contribute to regeneration and placemaking, and they should set out strategies for their repair and re-use. Development proposals which will help safeguard the significance of and secure a sustainable future for Greater Manchester's heritage at risk will be supported in principle, provided they are not contrary to national policy or other policies in the development plan.

Proposals should be informed, as necessary, by the findings and recommendations of the appropriate heritage assessment(s) in the development plan evidence base and/or any updated heritage assessment submitted as part of the planning application process”.

Manchester City Council Core Strategy, 2012 and Addendum to Manchester Core Strategy 2024

- 4.9 It will be clear that Manchester City’s heritage planning policy maintains the same focus as the NPPF and Places for Everyone. The Council’s heritage policies focus on the fundamental importance of “preserving or, where possible, enhancing the historic environment”.

5.0 Listed Building Considerations

5.1 The property is located within Manchester City Centre and is both Grade II* Listed and within a Conservation Area therefore the heritage impacts of proposals must be carefully considered. Other than the repair works proposed there will no change to the amount, use, scale, appearance landscaping or access arrangements to the building. Any materials to be used (e.g. mortar mix) will be fully agreed with the LPA beforehand and can be conditioned.

5.2 The heritage impacts of the proposed works are carefully considered in the Heritage Statement prepared by Stephen Levrant Heritage Architecture, which concludes that:
“Due to the urgent nature of the proposals, it is considered that they will result in a neutral impact overall. The minor nature of the repair proposals will not adversely impact on the character and appearance of the Upper King Street Conservation Area”.

Therefore:

“the Heritage Impact Assessment has demonstrated the proposals will not give rise to any instances of harm and so, it is considered the proposals comply with local and national planning policy, with particular regard to para.200 and 205 of the NPPF (2023) whilst light cleaning of the stonework will allow for the appearance of the building to remain consistent”.

6.0 Summary and Conclusions

- 6.1 This Planning, Design and Access Statement has set out an assessment of the proposals against the Development Plan and considered the listed building considerations relevant to the proposal.
- 6.2 Other than the repair works proposed there will no change to the amount, use, scale, appearance landscaping or access arrangements to the building.
- 6.3 In view of the information contained within the submission and in particular the Heritage Statement prepared by Stephen Levrant Heritage Architecture, the proposals should be approved and so we respectfully request that this application is granted without delay.