

12 April 2024

Manchester City Council
Town Hall Extension,
Albert Square,
Manchester
M60 2LA

FAO Ms. Angela Leckie

Dear Angela

117-119 Portland Street, Manchester City Centre Application for Full Planning Permission and Listed Building Consent

On behalf of our client, Bruntwood AV Limited, please find enclosed an application for Full Planning Permission and Listed Building Consent for the refurbishment of the Grade II Listed 117-119 Portland Street (the "Site") in Manchester City Centre (the "Proposed Development").

The Site is within the Piccadilly ward boundary and lies within the Whitworth Street Conservation Area.

The Site is bound by Portland Street to the north, 113-115 Portland Street to the east, Linley House to the south, and Dickinson Street to the west.

Descriptions of Development

The proposed description of development for the planning permission is as follows:

"Planning Permission for the creation of a gym (Use Class E(d)) on lower ground floor, a substation and plant, and external alterations in relation to the loading bay, main entrance on Portland Street, and refurbishment and inclusion of external louvres associated with the mechanical and electrical system."

The proposed description of development for the listed building consent is as follows:

"Listed Building Consent for the full refurbishment of 117-119 Portland Street including internal alterations and external alterations related to means of escape for fire, replacement of front door, creation of a substation and plant, replacement of HVAC system, external louvres."

Application Documentation

The following information is provided in support of this Application:

- Application Forms, prepared by Deloitte;
- Extended Covering Letter, prepared by Deloitte;

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- Heritage Statement, prepared by Deloitte;
- Planning and Listed Building Drawings, prepared by AXI Studio;
- Design and Access Statement, prepared by AXI Studio;
- Condition Fabric Survey, prepared by Crown Services Organisations;
- Environmental Standards Energy Statement prepared by Kaizen;
- M&E Statement, including Ventilation and Extraction, prepared by Kaizen;
- Construction & Environmental Management Plan prepared by Cubic Works;
- Scaffolding Drawings prepared by BDS;
- Scaffolding Strategy prepared by the Applicant;
- Acoustic Assessment, prepared by Sol Acoustics; and
- Structural Statement, prepared by DW Consulting Engineers LLP.

Site Context

The Site, spanning approximately 832 square metres, is located within the Whitworth Street Conservation Area, in Manchester City Centre. The Site has been vacant since the recent departure of the previous tenant due to limits on occupancy due to the current fire strategy for the building. Since the building became vacant, the Applicant has been exploring opportunities to carry out improvement works to the Site, including addressing the fire strategy. The building is part of a cluster of buildings owned by Bruntwood in the area: the Site, 113-115 Portland Street, 127 Portland Street, and Oxford Place.

The Site was Grade II listed 28th February 1989, and is part of 113-119 Portland Street. The list entry is as follows:

“Manufacturers' home trade warehouse and shipping warehouse, now offices etc. c.1860-70, altered. Red brick with sandstone dressings (roof not visible). Irregular plan on corner site, with loading at rear. Utilitarian design with some Italian Gothic features. Four storeys and basement, 16 windows (some coupled); stone basement with weathered plinth, sill-bands to all floors, simplified Lombard friezes over most windows except the top floor, elaborated Lombard frieze of brick to moulded stone cornice. Basement and ground floor altered except in the last 3 bays (and right-hand return side to Dickinson Street), which have elaborately decorated cast-iron railings to the basement openings and coupled sashed windows with stone mullions and heads; upper floors have single (a) and coupled (b) windows arranged a-b-a-a-b-a-a-b-b-b-a, those at 1st floor square-headed, those at 2nd floor segmental-headed, and those at 3rd floor stilted segmental with stepped heads and linked hoodmoulds. Right-hand return wall, 10 bays in matching style, with wide segmental-headed loading bay entrance in 6th bay. Rear and interior not inspected. Forms group with No.103, Nos 105 and 107, and Nos 109 and 111 to left (q.v.), together comprising a complete block of former warehouses.”

The vision for the Site is to transition the building into a multi-let office building that provides communal amenity on the ground and lower ground floors that serves the cluster of buildings nearby owned by

Bruntwood. The proposed amenity will include breakout lounge areas, an onsite gym, shower facilities, and an auditorium. The amenity will be accessible by tenants of the building cluster nearby all owned by Bruntwood.

The Proposed Development presents a unique opportunity to improve the Site's sustainability credentials, aligning the Site to the ever-growing Environmental, Social and Governance (ESG) demands in the market and in particular the target demographics for the Site. Successful implementation of the Proposed Development would also facilitate the continual optimum viable use of this Grade II listed building.

Pre-Application Consultation

The Proposed Development has been discussed with case officer and conservation officer at Manchester City Council, via a site visit on 21st February 2024 and a subsequent meeting on Microsoft Teams on 27th March 2024. The scope and format of this Application was subsequently agreed in principle.

Key focus areas were discussed, as below:

- Results of intrusive investigations: specifically confirming no material of interest in the 'cotton' tables to each floor.
- Front door from Portland Street: to be replaced by glazed door largely to match existing, with a metal frame to improve security and building tightness.
- Fire escape solution: layout internally will be amended in order to allow for escape from the offices. External roller shutter to be removed and replaced with bespoke designed solution.
- Gable end louvres: proposed to facilitate the M&E strategy, designed so the louvre is set back from the face of the wall, and is covered with a bespoke panel.
- Plant to rear courtyard: to be installed in order to facilitate the transition from gas to electric.
- Installation of dropped ceiling in order to provide adequate fire protection to the building.

During engagement, several design options were discussed for the points above, with the planning and conservation officers noting Manchester City Council's design aspirations. The design team has subsequently worked towards high quality bespoke solutions throughout the building, which have been presented to the MCC officers and agreed in principle. The applicant and council also discussed the applicants' aim to reduce pre-commencement conditions where possible.

The Proposed Development

This Application is submitted for listed building consent for external and internal refurbishment works to the Site, and Full Planning Permission is submitted alongside this to allow for the inclusion of a gym at lower ground, improved M&E facilities, additional mean of fire escape at the loading bay, and external substation and plant. The delivery of the Proposed Development will provide better utilisation of the Grade II listed building, as currently vacant, whilst improving the Site's sustainability credentials, in line with MCCs and Bruntwood's sustainability aspirations.

The Proposed Development is discussed in detail below.

Full Planning Application

Planning Permission is required for:

- Additional plant to facilitate the transition from gas to electric for the Site;
- A substation is proposed within the external yard area due to increasing load imposed on electrical provision of the Site;
- Alterations to the gable end are proposed for the inclusion of louvres;
- Internal and external works to the loading to provide an additional mean of fire escape;
- Replacement of the front door facing Portland Street; and,
- Partial change of use for the inclusion of a full gym and studio spaces on lower ground floor of the Site.

Details on the form and materiality of the Proposed Development can be found in the Design and Access Statement prepared by AXI Studios submitted alongside this Application.

Listed Building Consent

The scope of works applied for under the Listed Building Consent Application includes all items listed in above section (except the partial change of use for the full gym and studio spaces).

In addition, Listed Building Consent is also required for:

- Reinstatement of masonry wall between opening on third floor, between 113-115 Portland Street and the Site (117 – 119);
- Knock-through of masonry wall at third floor to provide open plan floorplate, consistent with other floor configurations;
- Refurbishment of windows throughout the north and west façades;
- Full interior redecoration of all floors;
- Installation of drop ceilings to enable required fire protection;
- Replacement secondary glazing on north and west façades, and new secondary glazing along glazed wall to east façade;
- Additional louvres along the rear masonry gable;
- Removal of existing modern meeting rooms, replacement with work pods;
- Replacement of modern kitchen and improvement works to common areas;

- Refurbishment of modern sanitary facilities and shower facilities;
- External works to the loading bay to provide an additional mean of fire escape;
- Replacement of modern entrance door on Portland Street, and improvement works to the ground floor lobby area; and,
- Installation of HVAC and power facilities including new substation and plant to rear courtyard.

Planning Policy Framework

The Local Development Plan for Manchester City Council comprises:

- The 2012 Manchester Core Strategy;
- Saved Policies of the 2006 Manchester Unitary Development Plan (UDP); and,
- The Places for Everyone (PfE) Plan (2024).

Other material considerations associated with the Proposed Development are as follows:

- The National Planning Policy Framework (2023);
- Supplementary Planning Documents (SPDs); and,
- Planning Practice Guidance (PPG).

Relevant Planning Policies and Material Considerations

Table 1. Relevant Planning Policies and Material Considerations

Document	Policy
Manchester Core Strategy (2012)	Policy SP1 – Spatial Principles Policy EC1 – Employment and Economic Growth in Manchester Policy EC2 – Existing Employment Space Policy CC8 – Change and Renewal Policy CC9 – Design and Heritage Policy EN1 – Design Principles and Strategic Character Area Policy EN3 – Heritage Policy EN4 – Reducing CO2 Emissions by Enabling Low and Zero Carbon Development

Document	Policy
	Policy T1 – Sustainable Transport Policy DM1 – Development Management
Manchester Unitary Development Plan (2006)	Saved Policy DC26 – Development and Noise
The Places for Everyone (PfE) Plan (2024)	Policy JP-Strat2 – City Centre Policy JP-S2 – Carbon and Energy Policy JP-J3 – Office Development Policy JP-P2 – Heritage Policy JP-P6 – Health Policy JP-P7 – Sport and Recreation
NPPF (2023)	Chapter 6 – Building a strong competitive economy Chapter 16 – Conserving and enhancing the historic environment
SPD – Guide to Development in Manchester (2007)	Chapter 2 – Design Chapter 3 – Accessibility Chapter 4 – Environmental Standards

Planning Policy Assessment

Principle of Use

The Applicant seeks to facilitate the long-term viable use of the Site, a Grade II listed building located within Manchester City Centre, by carrying out refurbishment and improvement works. This Application does not comprise any elements of “change of use” or introduction of new uses to the original “office” use as extant, demonstrating that the Site as it is, is in accordance with Core Strategy Policies SP1, EC1, EC2, and EN3.

Core Strategy Policy CC8 notes that “*developments which make significant contributions to the City Centre’s role in terms of employment and retail growth or which improve the accessibility and legibility of the Centre will be supported*”, the Proposed Development will provide refurbished office accommodation within Manchester City Centre, demonstrating accordance with Policy CC8.

PfE Plan Policy JP-Strat2 notes that Manchester City Centre will capture the growth of key economic sectors by delivering a broad range of commercial accommodation, whilst seeking to “*protect and*

enhance the city centre's historic environment and assets". The Proposed Development aims to protect and enhance a historic asset in Manchester City Centre by carrying out a series of refurbishment works to the Site, whilst providing future-proofed commercial accommodation that allows the Site to continue in viable use. The Site, after the Proposed Development has completed, will be targeted towards the creative, technology, and media industries which would bring forth tremendous public benefits to the City. Furthermore, PfE Plan Policy JP-J3 notes Manchester City Centre will accommodate a substantial amount of office floorspace; this aligns with the existing office use of the Site and the Applicant's intention to transform the Site into a highly flexible, future proof office accommodation. The Proposed Development accords with Policies JP-Strat2 and Policy JP-J3.

PfE Plan Policy JP-P6 and Policy JP-P7 put strong emphasis on supporting healthy lifestyle. New or improved sports facilities will be supported. The Proposed Development includes a full gym and fitness studio on lower ground floor of the Site, albeit not accessible for all members of public, it is specifically designed to accommodate the future tenants of the Site and tenants of all Bruntwood-owned building within the wider building cluster. The Proposed Development accords with Plan Policies JP-P6 and JP-P7.

Heritage

Core Strategy Policy CC9 and EN3 put emphasis on preservation and enhancement of heritage assets in Manchester City Centre. The Proposed Development provides for the refurbishment of the Site, which is Grade II listed, and an uplift in its sustainability credentials. This would ensure the Site is future-proofed and continues in viable use. Core Strategy Policy EN1 notes developments should duly consider the City of Manchester's heritage and continue the rich pattern of activity. PfE Plan Policy J2-P2 stresses the importance to *"positively conserve, sustain and enhance our historic environment and heritage assets and their settings"*. This Application focuses on the refurbishment and upgrading of a singular, key listed building on Portland Street, a key route through Manchester City Centre. Clear attention has been given to the City's rich heritage identity and the application demonstrates the Applicant's aspiration to continue their track record of conserving, sustaining and enhancing heritage assets. The Proposed Development, therefore, is in compliance with Core Strategy Policy EN1, CC9, EN3 and PfE Plan Policy J2-P2.

Paragraph 208 of the National Planning Policy Framework (2023) states that "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." The Heritage Statement concludes that the Proposed Development results in very minor 'less than substantial harm', however this is outweighed by the public benefits, which are set out in full in the Heritage Statement.

Paragraph 11.41-11.46 of the Guide to Development in Manchester (2007) notes that proposals should preserve and enhance the character of the conservation area. The Proposed Development does not comprise any elements of demolition of the Site and the design and the character of the Site is preserved. Due consideration has been taken in relation to the external alteration works of the Proposed Development, in order to preserve the heritage asset and endeavour to cause minimal adverse impact to the Site. This demonstrates that the Proposed Development is in accordance with the Guide to Development in Manchester (2007).

Climate Change

Core Strategy Policy EN4 stresses that *"all development must follow the principle of the Energy Hierarchy, being designed:*

- *To reduce the need for energy through design features that provide passive heating, natural lighting and cooling*
- *To reduce the need for energy through energy efficient features such as improved insulation and glazing*
- *To meet residual energy requirements through the use of low or zero carbon energy generating technologies."*

The Proposed Development includes a detailed mechanical and electrical (M&E) refurbishment with an aim to cause minimal harm to the significance of the listed building whilst improving operational carbon efficiency. Energy efficient features, such as secondary glazing replacement and installation, also forms part of the Proposed Development in order to bring forward an energy efficiency uplifts to the Site. The Proposed Development is in accordance with Policy EN4.

PfE Plan Policy JP-S2 notes Greater Manchester's path to carbon neutral should be delivered no later than 2038, with measures including but not limited to *"Promoting the retrofitting of existing buildings with measures to improve energy efficiency and generate renewable and low carbon energy, heating and cooling"*. The Proposed Development is a retrofit development, notably to a Grade II listed building, and a wide range of measures are proposed in order to improve energy efficiency – demonstrated by the Energy Statement prepared by Kaizen, submitted in support of this Application. The Proposed Development is in accordance with Policy JP-S2.

Transport

Core Strategy Policy T1 outlines developments should *"encourage modal shift away from car travel to public transport, cycling and walking"* and *"facilitate modes of transport that reduce carbon emissions"*. The Proposed Development does not include any provision for car parking, and it is highly accessible by a variety means of public transportation due to its City Centre location. The Proposed Development is in accordance with Policy T1.

Local Amenity Consideration (Noise)

Core Strategy Policy DM1 requires that all development should consider specific issues related to the nature of the development.

Saved UDP Policy DC26 notes *"the Council intends to use the development control process to reduce the impact of noise on people living and working in, or visiting, the City."*

Noise

The Applicant has commissioned an Environmental and Intrusive Noise Assessment, prepared by Sol Acoustics and submitted as part of this Application, in order to undertake an acoustic design assessment of the Proposed Development.

This Assessment demonstrates that indoor ambient noise limits can be achieved within all noise sensitive spaces across the proposed new office building with windows closed, and acoustic design guidance concerning the required building envelope and external glazing specifications has been provided.

In addition, the Assessment also provided commentary for the proposed gym and studio spaces on lower ground floor where it is stated that the normal operation of the gym and studio spaces is unlikely to exceed the prescribed maximum allowable operational internal noise levels.

The Proposed Development is in accordance with Core Strategy Policy DM1 and Saved UDP Policy DC26.

Summary

This Application is submitted via the Planning Portal under references: PP- 12955569.

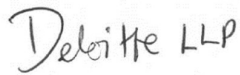
A detailed assessment of the Proposed Development has been undertaken against planning policy at all levels as set out within the body of this Letter. Alongside this, a detailed heritage assessment has been undertaken for the Listed Building Consent.

Taking all of this into account, it can be concluded that, the Proposed Development is considered compliant with the Development Plan when read as a whole and is supported by all other material considerations.

A fee has been paid, in relation to the planning permission only, to Manchester City Council for £578, in addition to any administrative fees by the Planning Portal, in respect of the requisite application fee.

We look forward to receiving your confirmation that the application has been formally registered. In the meantime, if you have any queries or require any further information, please do not hesitate to contact my colleague Rachel Hopkins (rachelhopkins@deloitte.co.uk / 0161 455 6812).

Yours sincerely

A handwritten signature in black ink that reads "Deloitte LLP". The signature is written in a cursive, slightly stylized font.

For Deloitte LLP