

Planning

Growth & Development

Delegated officer report for planning application

Application no. 136884/LO/2023

Date registered valid: 4 May 2023

Proposal: Listed Building Consent for internal new works to the basement to install shower and change facilities.

Address: Ship Canal House, 96 - 98 King Street, Manchester, M2 4WU

Ward(s): Deansgate Ward

Applicant: Mr Adam Mcloughlin Savills

Agent (if any): Mr Stephen Levrant Heritage Architecture Ltd

Case officer: Max Gibson
Tel: 0161 219 6359
Email: maximillian.gibson@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 11/09/2023

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit:

Standard consultations:

Printed: 15 May 2023 Expired: 5 June 2023

Neighbour notifications

Printed: 15 May 2023 Expired: 5 June 2023

Site notice

Posted: Expired:

Press advert

Published: 23 May 2023 Expired: 6 June 2023

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Grade II

Conservation area: Upper King Street Conservation Area 1970

Tree Preservation Order:

Description of area

The area relates to King Street in Manchester's city centre. The area lies within the Upper King Street Conservation Area (1970) and there are fourteen listed buildings on the street including the Grade I-listed former Bank of England building at number 82 and the Grade II*-listed former Midland Bank at number 100. The character of the area comprises office, retail, dining and drinking uses. It is in a highly sustainable location, nearby to many public transport routes.

The proposal site is the ground floor lobby and lift lobbies and WCs of all floors of the Grade II-listed Ship Canal House, which sits on the corner of King Street and Brook Street. Ship Canal House is made up of three separate listed buildings, Ship Canal House itself, the neighbouring Atlas Chambers and Lombard Chambers to the rear. The site is contained only within the curtilage of the original Ship Canal House at 88-96 King Street.

Description of development

The development relates the refurbishment of the ground floor lobby including new wall cladding, wall painting, flooring, lighting, planters and shelving. The glass panelling in the lobby entrance is to be retained and cleared of the current graphic manifestations.

Consultations & Notification Responses

Publicity - A notice was displayed on site to inform passers-by of the development. A notice was posted in the local press advertising the works as affecting a listed building. Letters were sent to surrounding occupiers informing them of the development. No representations have been received as a result of this publicity.

Issues

Principle

The proposed development seeks the installation of shower and changing facilities and a bicycle store to the basement of Lombard Chambers.

The works are intended to improve the offer of the office building above by providing secure cycle storage and the necessary changing and showering facilities. Such facilities are commonly expected in office buildings nowadays. This should help secure future tenants and as such, this is acceptable pursuant to policy EN3 of the MCS, saved policy DC19 of the UDP and paragraph 190 of the NPPF, which support development of listed buildings which will secure their ongoing economic viability in a manner consistent with their heritage.

These elements are increasingly required in office buildings to support the shift towards more sustainable transport methods. As this will help promote cycling, the proposal is considered acceptable pursuant to policy T1 of the MCS which supports proposals that encourage the use of sustainable transport modes.

Given the above, the principle of the development is considered acceptable.

Impact on the listed building

The proposed shower and changing facilities will cause a significant change to the layout of the basement. It will subdivide the space to create cubicles, a drying room and locker room. This will necessarily change the legibility of the space, creating a degree of less than substantial harm.

The new partitions themselves will abut the historic walls in some places and obscure the niches in this corner of the basement, although the majority of recesses would remain exposed in the rest of the basement. This would create a degree of less than substantial harm by reducing the legibility of the original space.

Where the shower and drying room would be created, there would be a suspended ceiling, with a shadow gap between this ceiling and the existing concrete ceiling. The partition walls would not be affixed to the historic walls but affixed to the existing concrete beams of the ceiling. This method is designed to minimise the overall number of fixings points. A degree of harm would be created due to interventions into structural fabric.

Above the bike storage area, the existing ceiling would be exposed and retained. This would allow the full height proportions of the original to be retained and legible in this segment of the development. This aspect of the development is considered to have a neutral impact on the building.

Due to the installation method of the partitions, the recesses that would sit behind the proposed shower/drying room structure will not be fully partitioned off. They will still be exposed to the wider space at the top of the structure and only be enclosed at the far ends, allowing airflow between the niches. This will allow for passive ventilation to the wider space, which is itself ventilated by both mechanical and natural ventilation methods in the basement.

There will be groundworks necessary to provide drainage to the shower rooms. This will require interventions into non-historic concrete flooring and hence there will be a neutral impact on the listed building.

M&E extract for the showers and drying room will utilise louvres in the high-level glazing in the basement, thereby terminating at street level. As the capacity of the existing louvres is not sufficient for the needs of the development, it is proposed to insert additional louvres into the previously modified glazed panels. This aspect of the works is considered to amount to a moderate level of less than substantial harm.

The harm is due to the necessary removal of historic fabric to insert the louvres, as well as the change to the building's external appearance. As the lights are at floor level when viewed externally, the louvres will not be especially visually prominent. The existence of historic louvres will also help soften their appearance in the façade. The louvres are to be inserted into these already modified panels so as to minimise the impact on the other glazed elements at this level which remain wholly intact. On balance, this harm is acceptable when considered against the public benefit the proposal would bring through the encouragement of active travel and bicycle usage.

The exposed internal ducting will be consistent with other arrangements in the basement, which is primarily a service area at current and so is considered to have a neutral impact on the overall character and appearance of the basement.

A fence/screen would be affixed to existing steel supports to create a secure bike store. This would not require interventions into historic fabric. The bicycle store would consist of freestanding bike racks with space for 70no. bikes. These will not require any interventions into historic fabric to be installed.

The impact of the bike store is considered to be neutral as the necessary equipment can be installed without any interventions into historic fabric and the screen would be visually permeable, ensuring good visibility which will allow the space to remain legible. The final specification of the screen is conditioned to ensure a high-quality and aesthetically interesting product is installed.

The walls and floors will be repainted in various locations. The new paintwork that would be applied to the new partitions is considered acceptable as these are entirely modern features. New paintwork to concrete columns, walls and flooring is likewise considered acceptable as this will serve only to 'freshen' existing finishes. Where glazed brick is in situ in the basement, this will be exposed and cleaned, which is considered a heritage benefit of the scheme by exposing an original feature.

Impact on the conservation area

Only one aspect of the development would be visible from the conservation area, where the glazed opening at ground level would have ventilation grilles inserted. Given the positioning and relatively minor nature of these works, it is not expected they would have any detrimental impact on the character or appearance of the conservation area. All other works are internal and would have no impact on the conservation area. Therefore, the proposal is considered acceptable pursuant to saved policy DC18 of the UDP.

Conclusions

On balance, it is considered that the harm caused by the installation of the showers, drying room and bicycle storage area, as well as the loss of parking spaces, is outweighed by the public benefits that would come from the provision of infrastructure necessary to support active travel methods into the building. The proposed development is therefore deemed acceptable

pursuant to policies DM1, SP1, T1, EN3 and CC9 of the MCS and saved policies DC18 and DC19 of the UDP.

Other Legislative Requirements

Equality Act 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

Drawings

-Drawing - Proposed 001 BASEMENT MECHANICAL LAYOUT

-Drawing - Proposed 1308-0B-DS-01B BASEMENT BIKE STORE/ CHANGING FACILITIES DOOR SCHEDULE

received by the City Council, as Local Planning Authority, on 04/05/2023

-Drawing - Proposed 1308-0B-FL-01C BASEMENT FLOOR FINISHES

-Drawing - Proposed 1308-0B-GA-02B BASEMENT CAR PARK LAYOUT
-Drawing - Proposed 1308-0B-JN-02B BASEMENT BIKE STORE SCREEN & GATE
-Drawing - Proposed 1308-0B-PE-01C BASEMENT PARTITION SECTIONS 1 OF 2
received by the City Council, as Local Planning Authority, on 26/06/2023

-Drawing - Proposed 1308-0B-SH-01C PLANS
-Drawing - Proposed 1308-0B-SH-02C BASEMENT ACCESSIBLE WC/SHOWER LAYOUT
received by the City Council, as Local Planning Authority, on 30/06/2023

-Drawing - Proposed 1308-0B-CL-01F BASEMENT CEILING & LIGHTING LAYOUT
-Drawing - Proposed 1308-0B-DC-01F BASEMENT DECORATION LAYOUT
-Drawing - Proposed 1308-0B-FL-01D BASEMENT FLOOR FINISHES
-Drawing - Proposed 1308-0B-GA-01E BASEMENT GENERAL ARRANGEMENT
-Drawing - Proposed 1308-0B-JN-01F BASEMENT LOCKERS DETAILS
-Drawing - Proposed 1308-0B-PE-02E BASEMENT PROPOSED SECTIONS 2 OF 2
-Drawing - Proposed 1308-0B-PT-01F BASEMENT PARTITION LAYOUT
-Drawing - Proposed 1308-0B-WC-01D BASEMENT WC LAYOUT
received by the City Council, as Local Planning Authority, on 31/08/2023

Documents

-Heritage Statement
-Design and Access Statement
received by the City Council, as Local Planning Authority, on 04/05/2023

-Heritage Statement ADDENDUM NOTE received by the City Council, as Local Planning Authority, on 31/08/2023

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

3) Prior to commencement of the development hereby approved, specifications and details (including scaled cross sections, floor plans, ceiling plans and elevations of the location, appearance and method of installation) of any additional M&E services, not specified in the drawings and documents covered in Condition 2 (Approved Drawings), shall be submitted for approval in writing by the City Council as Local Planning Authority.

The approved details and method statement shall be implemented as part of the development and completed prior to the first occupation of the development.

Reason - To ensure that the development is acceptable in the interest conservation and heritage pursuant to policies SP1, DM1, CC9 and EN3 of the Manchester Core Strategy (2012) and saved policy DC19.1 of the Unitary Development Plan (1995)

4) Prior to commencement of the development hereby approved, full and final details (including exact material specs, critical dimension, affixing and finish detail) of the louvres, not specified in the drawings and documents covered in Condition 2 (Approved Drawings), shall be submitted for approval in writing by the City Council as Local Planning Authority.

The approved details and method statement shall be implemented as part of the development and completed prior to the first occupation of the development.

Reason - To ensure that the development is acceptable in the interest conservation and heritage pursuant to policies SP1, DM1, CC9 and EN3 of the Manchester Core Strategy (2012) and saved policy DC19.1 of the Unitary Development Plan (1995)

Appendix 1 – List of consultees & neighbours notified

Heritage & Urban Design

Third Floor, The Chancery, 58 Spring Gardens, Manchester, M2 1EW
Second Floor, Gregs Buildings, 1 Booth Street, Manchester, M2 4DU
The Chancery, 58 Spring Gardens, Manchester, M2 1EW
Pall Mall Court, 67 King Street, Manchester, M2 4PD
Unit 1, 50 Brown Street, Manchester, M2 2JT
Gregs Buildings, 1 Booth Street, Manchester, M2 4DU
First Floor, The Chancery, 58 Spring Gardens, Manchester, M2 1YB
Kyocera Document Solutions, 3 - 7 Booth Street, Manchester, M2 4DU
Eighth Floor, Ship Canal House, 96 - 98 King Street, Manchester, M2 4WU
Seventh Floor, Ship Canal House, 96 - 98 King Street, Manchester, M2 4WU
Flight Club, Ground Floor, Ship Canal House, 96 - 98 King Street, Manchester, M2 4WU
Pall Mall Medical Centre, 61 King Street, Manchester, M2 4PD
86 King Street, Manchester, M2 4WQ
The Mall Advanced Dental Care, Gregs Buildings, 1 Booth Street, Manchester, M2 4DU
Basement, The Chancery, 58 Spring Gardens, Manchester, M2 1YB
Eighth Floor To Tenth Floor, Pall Mall Court, 67 King Street, Manchester, M2 4PD
WEIGHTMANS LLP, Seventh Floor, Pall Mall Court, 67 King Street, Manchester, M2 4PD
Hotel Gotham, 100 King Street, Manchester, M2 4WU
Tenth Floor, 73 King Street, Manchester, M2 4NG
ENTERPRISES VENTURES LIMITED, Sixth Floor, 73 King Street, Manchester, M2 4NG
Fifth Floor, 73 King Street, Manchester, M2 4NG
Fourteenth Floor, 50 Brown Street, Manchester, M2 2JT
Fifth And Sixth Floor, 50 Brown Street, Manchester, M2 2JT
Thirteenth Floor, 50 Brown Street, Manchester, M2 2JT
Eleventh Floor, 50 Brown Street, Manchester, M2 2JT
Eighth Floor, 50 Brown Street, Manchester, M2 2JT
Twelfth Floor, 50 Brown Street, Manchester, M2 2JT
Seventh Floor, 50 Brown Street, Manchester, M2 2JT
Ninth Floor, 50 Brown Street, Manchester, M2 2JT
First To Fourth Floor, 50 Brown Street, Manchester, M2 2JT
First Floor, Pall Mall Court, 67 King Street, Manchester, M2 4PD
Basement, Pall Mall Court, 67 King Street, Manchester, M2 4PD
Ground Floor, Pall Mall Court, 67 King Street, Manchester, M2 4PD
Third Floor, Pall Mall Court, 67 King Street, Manchester, M2 4PD
Fifth Floor, Pall Mall Court, 67 King Street, Manchester, M2 4PD
Second Floor, Pall Mall Court, 67 King Street, Manchester, M2 4PD
Fourth Floor, Pall Mall Court, 67 King Street, Manchester, M2 4PD
Sixth Floor, Pall Mall Court, 67 King Street, Manchester, M2 4PD
Second Floor, 73 King Street, Manchester, M2 4NG
Eighth Floor, 73 King Street, Manchester, M2 4NG
Atlas Chambers, Ship Canal House, 96 - 98 King Street, Manchester, M2 4WU
JAMIE'S ITALIAN LIMITED, Ground Floor, 100 King Street, Manchester, M2 4WU
Fourth Floor, Gregs Buildings, 1 Booth Street, Manchester, M2 4DU
Seventh Floor, 73 King Street, Manchester, M2 4NG
Sixth Floor, Ship Canal House, 96 - 98 King Street, Manchester, M2 4WU
First Floor, Gregs Buildings, 1 Booth Street, Manchester, M2 4DU
LIVERPOOL VICTORIA FRIENDLY, Ninth Floor, Ship Canal House, 96 - 98 King Street, Manchester, M2 4WU
SYMATRIX LTD, Second Floor, 86 King Street, Manchester, M2 4WQ
Third Floor, Gregs Buildings, 1 Booth Street, Manchester, M2 4DU

Fourth Floor, The Chancery, 58 Spring Gardens, Manchester, M2 1EW
Fifth Floor, Ship Canal House, 96 - 98 King Street, Manchester, M2 4WU
Tenth Floor, 50 Brown Street, Manchester, M2 2JT
Ground Floor, Gregs Buildings, 1 Booth Street, Manchester, M2 4DU
Ninth Floor, 73 King Street, Manchester, M2 4NG
Third Floor, 73 King Street, Manchester, M2 4NG
Ninth Floor, 67 King Street, Manchester, M2 4PD
84 King Street, Manchester, M2 4WQ
Ground Floor, The Chancery, 58 Spring Gardens, Manchester, M2 1EW
Fifth Floor, Gregs Buildings, 1 Booth Street, Manchester, M2 4DU
Seventh Floor, The Chancery, 58 Spring Gardens, Manchester, M2 1EW
Sixth Floor, The Chancery, 58 Spring Gardens, Manchester, M2 1EW
DUFF & PHELPS LTD, Second Floor, The Chancery, 58 Spring Gardens, Manchester, M2 1EW
Fourth Floor, 73 King Street, Manchester, M2 4NG
Basement And Ground Floor, 84 King Street, Manchester, M2 4WQ
Fourth Floor, Ship Canal House, 96 - 98 King Street, Manchester, M2 4WU
First Floor, 86 King Street, Manchester, M2 4WQ
All Bar One Cafe Bar, 75 - 79 King Street, Manchester, M2 4NG
First To Fourth Floor, Ship Canal House, 96 - 98 King Street, Manchester, M2 4WU
73 King Street, Manchester, M2 4NG
Fifth Floor, The Chancery, 58 Spring Gardens, Manchester, M2 1EW
86 King Street, Manchester, M2 4WQ
Pall Mall Court, 67 King Street, Manchester, M2 4PD
43A Brown Street, Manchester, M2 2JJ

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Conservation Area - Upper King Street Conservation Area 1970
Area Team Boundary - Name: CENTRAL