

Planning

Growth & Development

Delegated officer report for planning application

Application no. 136886/LO/2023

Date registered valid: 4 May 2023

Proposal: Listed Building Consent for the refurbishment of reception and lift lobbies on all floors.

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: 02/08/2023

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 refurbishment of the reception, as well as the lift lobbies and toilets on all floors. The works are light touch, mainly consisting of redecoration, including new light fixtures, paintwork, carpeting and furniture. Ship Canal House was designed as an office building, and there are no proposed changes to the layout of the ground floor or lobbies.

The works form part of a general refreshment of the offer at Ship Canal House with a view to securing office tenants. As such, the principle of the development 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.

Impact of works on the listed building

Reception

The works to the reception would see a thorough redecoration of the whole lobby area, including repainting, new light fixtures, floor finishes, furniture and new reception desk.

The entire lobby will be repainted. Where original walls will be repainted, this will be done in a breathable emulsion, ensuring that the underlying structure is protected from damp. The modern walnut panelling will be repainted in a contrasting colour to create a feature. It is not considered the repainting will result in any harm to the listed building.

There will be new feature panelling affixed to a modern wall behind the desk area and to the modern walnut panelling in the waiting area. The design for the panelling is inspired by the brass balustrades on other floors. As such, the installation should not involve interventions into historic fabric.

A vinyl manifestation on the modern glazed panelling in the atrium will be removed so as to ensure maximum visibility into the lobby and enhance the legibility of the space.

New lighting would be installed, including a new replacement chandelier in the atrium and new fixtures above the waiting area. These would utilise existing service arrangements, which in the waiting area will be affixed to a modern bulkhead.

The new reception desk will constitute the biggest change to the appearance of the lobby. The desk would be installed at the same location as the existing one, albeit slightly enlarged. The overclad column that forms part of this desk area is a remnant of an original wall and hence does not obscure a specific heritage feature. Therefore, its continued enclosure is considered acceptable.

New furnishings, including planters in the atrium and seating area, would be freestanding. Therefore, no interventions into historic fabric will be required. This would also ensure the continued visibility of the historic brass panel adjacent to the lifts.

On balance, it is considered that the works to the reception area would result in a neutral impact to the listed building as there will be no interventions into the historic fabric of the listed building and appropriate breathable finishes will be used where necessary. The plans will maintain the existing lay out and legibility of the space, with all changes cosmetic in nature. The significant

feature of the atrium will be improved through the removal of the existing manifestation on the modern glazed panel.

Lift lobbies

The works to the lift lobbies would include repainting, new directory boards, carpets and light fixtures.

There is an existing dropped ceiling in the lobbies, which will over-boarded and made good. Light fixtures will be attached to this ceiling, with the necessary services run through the dropped ceiling. This will ensure there are no impacts to historic fabric.

The stairs will be recarpeted, with the carpet tiles bonded to the underlying granite. This will be done using the same method as currently used and is fully reversible. This is considered to amount to a low level of less than substantial harm as it will impact historic fabric, but as it is reversible. not to a degree that would warrant a refusal.

Toilets

The toilets off each of the lift lobbies are a modern addition, with over boarding/ lining of the original walls. There is no proposed change in layout and hence existing service points can be utilised. The changes will be cosmetic, with new toilets and sinks. The modern walls will be repainted. It is considered there will be a neutral impact on the listed building as a result.

Conclusion

The proposals subject to this application consist of largely cosmetic redecoration of the communal areas to Ship Canal House. The overall legibility of the lobby is retained, and marginally improved due to the removal of the vinyl on the entranceway glazing. Appropriate finishes will be applied to historic fabric and most new interventions will be into modern fitout. Furniture and planters are freestanding, ensuring they do not impact any historic features. New floor finishes will be reversible. Given the above, the proposals are considered acceptable pursuant to policies EN3, CC9, DM1 and SP1 of the MCS, saved policy DC18 and DC19 of the UDP and Section 16 of the NPPF.

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 1308-0G-CL-01E GROUND FLOOR CEILING & LIGHTING LAYOUT
- Drawing - Proposed 1308-0G-DE-01D GROUND FLOOR DEMOLITION LAYOUT
- Drawing - Proposed 1308-0G-DE-02D GROUND FLOOR CEILING DEMOLITION LAYOUT
- Drawing - Proposed 1308-0G-JN-01B GROUND FLOOR RECEPTION DESK
- Drawing - Proposed 1308-0G-JN-12B GROUND FLOOR COLUMN & TENANT BOARD
- Drawing - Proposed 1308-0G-PE-02E GROUND FLOOR SECTIONS - 2 OF 2
- Drawing - Proposed 1308-0X-CL-01D TYPICAL LIFT LOBBY - CEILING + FEATURE LIGHTING LAYOUT
- Drawing - Proposed 1308-0X-CL-02 TYPICAL WASHROOMS - CEILING + FEATURE LIGHTING LAYOUT
- Drawing - Proposed 1308-0X-DC-01D TYPICAL LIFT LOBBY DECORATION DETAILS
- Drawing - Proposed 1308-0X-DE-01B TYPICAL LIFT LOBBY + WASHROOMS DEMOLITIONS LAYOUT
- Drawing - Proposed 1308-0X-FL-01E TYPICAL LIFT LOBBY - FLOOR FINISHES LAYOUT
- Drawing - Proposed 1308-0X-WC-01A TYPICAL WASHROOMS - PROPOSED LAYOUT - SHEET 1 OF 4
- Drawing - Proposed 1308-0X-WC-02A TYPICAL WASHROOMS - ACCESSIBLE WC / SHOWER SHEET 2 of 4
- Drawing - Proposed 1308-0X-WC-03A TYPICAL WASHROOMS -MALE WCS - SHEET 3 OF 4
- Drawing - Proposed 1308-0X-WC-04A TYPICAL WASHROOMS - FEMALE WCS - SHEET 4 OF 4
- Drawing - Proposed ER:1308-0G-JN-05D GROUND FLOOR FEATURE WALL PANELLING

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

- Drawing - Proposed 1308-0G-DC-01F GROUND FLOOR DECORATION LAYOUT
- Drawing - Proposed 1308-0G-FL-01F GROUND FLOOR FLOOR FINISHES

-Drawing - Proposed 1308-0G-JL-01F GROUND FLOOR JOINERY LOCATIONS
-Drawing - Proposed 1308-0G-JN-09D GRD FLOOR-NEW SHELVING UNIT & FLOOR
-Drawing - Proposed 1308-0G-PE-01G GROUND FLOOR SECTIONS - 1 OF 2
-Drawing - Proposed 1308-0G-PT-01F GROUND FLOOR PARTITION LAYOUT
-Drawing - Proposed 1308-0G-FT-01B GROUND FLOOR FURNITURE KEY
-Drawing - Proposed 1308-0G-GA-01H GROUND FLOOR GENERAL ARRANGEMENT
-Drawing - Proposed 1308-0G-JN-10D GROUND FLOOR NEW PLANTER BOXES
received by the City Council, as Local Planning Authority, on 18/07/2023

Documents

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

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, full and final details and samples of new external and internal finishes and features, including doors, cladding, floor & wall finishes shall be submitted for approval in writing by the City Council as Local Planning Authority.

The approved details 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 interests conservation and heritage pursuant to policies SP1, DM1, CC9 and EN3 of the Manchester Core Strategy (2012)

4) 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)

5) Prior to commencement of the development hereby approved, full and final details of all junctions between new partitions and historic fabric, including in the lobby and bathrooms, shall be submitted for approval in writing by the City Council as Local Planning Authority. This shall include detailed cross sections and specifications of materials.

The approved details 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 interests conservation and heritage pursuant to policies SP1, DM1, CC9 and EN3 of the Manchester Core Strategy (2012)

Appendix 1 – List of consultees & neighbours notified

Heritage & Urban Design

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
43A Brown Street, Manchester, M2 2JJ
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
Third Floor, The Chancery, 58 Spring Gardens, Manchester, M2 1EW
WEIGHTMANS LLP, Seventh Floor, Pall Mall Court, 67 King Street, Manchester, M2 4PD
Flat 11, The Chambers, 2 - 6 Booth Street, Manchester, M2 4AT
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
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
Third 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
Flat 25, The Chambers, 2 - 6 Booth Street, Manchester, M2 4AT
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
Flat 23, The Chambers, 2 - 6 Booth Street, Manchester, M2 4AT
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
 Flat 14, The Chambers, 2 - 6 Booth Street, Manchester, M2 4AT
 Third Floor, Gregs Buildings, 1 Booth Street, Manchester, M2 4DU
 Fourth Floor, The Chancery, 58 Spring Gardens, Manchester, M2 1EW
 Flat 12, The Chambers, 2 - 6 Booth Street, Manchester, M2 4AT
 Flat 31, The Chambers, 2 - 6 Booth Street, Manchester, M2 4AT
 Flat 32, The Chambers, 2 - 6 Booth Street, Manchester, M2 4AT
 Flat 33, The Chambers, 2 - 6 Booth Street, Manchester, M2 4AT
 Flat 41, The Chambers, 2 - 6 Booth Street, Manchester, M2 4AT
 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
 Fourth Floor, 73 King Street, Manchester, M2 4NG
 Basement And Ground Floor, 84 King Street, Manchester, M2 4WQ
 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
 Fourth Floor, Ship Canal House, 96 - 98 King Street, Manchester, M2 4WU
 73 King Street, Manchester, M2 4NG
 Flat 42, The Chambers, 2 - 6 Booth Street, Manchester, M2 4AT
 Flat 21, The Chambers, 2 - 6 Booth Street, Manchester, M2 4AT
 Flat 15, The Chambers, 2 - 6 Booth Street, Manchester, M2 4AT
 Flat 22, The Chambers, 2 - 6 Booth Street, Manchester, M2 4AT
 Flat 43, The Chambers, 2 - 6 Booth Street, Manchester, M2 4AT
 Flat 24, The Chambers, 2 - 6 Booth Street, Manchester, M2 4AT
 Flat 16, The Chambers, 2 - 6 Booth Street, Manchester, M2 4AT
 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
 Fifth Floor, The Chancery, 58 Spring Gardens, Manchester, M2 1EW

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