



ASE RE A LLP c/o CEG

PLANNING AND HERITAGE STATEMENT

200-202 Deansgate, Manchester





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TYPE OF DOCUMENT (VERSION) PUBLIC

PROJECT NO. 70094547

OUR REF. NO. RPT.002.70094547

DATE: JUNE 2023

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QUALITY CONTROL

Issue/revision	First issue	Revision 1	Revision 2	Revision 3
Remarks				
Date	April 2023	May 2023		
Prepared by	Megan Turner	Megan Turner		
Signature				
Checked by	Victoria Welch	Victoria Welch		
Signature				
Authorised by	Dan Jackson	Dan Jackson		
Signature				
Project number	70094547	70094547		
Report number	Rpt.002	Rpt.002a		
File reference	70094547.002	70094547.002a		

CONTENTS

1	INTRODUCTION	1
2	SITE AND SURROUNDINGS	4
	THE APPLICATION SITE	4
	SITE SURROUNDS	4
	DEANSGATE / PETER STREET CONSERVATION AREA	4
	PLANNING HISTORY	5
3	PROPOSED DEVELOPMENT	8
	PROPOSED WORKS	8
	NOISE ASSESSMENT	8
4	PLANNING POLICY AND LEGISLATION	10
4.2	PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990	10
4.3	NATIONAL PLANNING POLICY	10
	NATIONAL PLANNING POLICY FRAMEWORK (2021)	10
	Sustainable Development	10
	Historic Environment	11
	LOCAL PLANNING POLICY	11
5	HERITAGE ASSESSMENT	13
5.2	THE HERITAGE ASSETS	14
	ROYAL LONDON HOUSE	14
	Significance and impact on Royal London House	14
	DEANSGATE / PETER STREET CONSERVATION AREA	17
	Significance of and impact on Deansgate / Peter Street Conservation Area	17

TABLES

No table of figures entries found.

FIGURES

No table of figures entries found.

APPENDICES

APPENDIX A

LOCATION PLAN

APPENDIX B

LISTING DESCRIPTION

APPENDIX C

TENENT KITCHEN EXTRACT APPRAISAL REPORT



1

INTRODUCTION



1 INTRODUCTION

- 1.1.1. This Planning and Heritage Statement has been prepared by WSP on behalf of ASE RE A LLP c/o CEG, in support of a full planning permission and listed building consent for the installation of extraction and ventilation equipment including roof top plant. The application relates to Royal London House, 200-202 Deansgate, Manchester, M3 3NN.
- 1.1.2. A site location plan can be found at **Appendix A**.

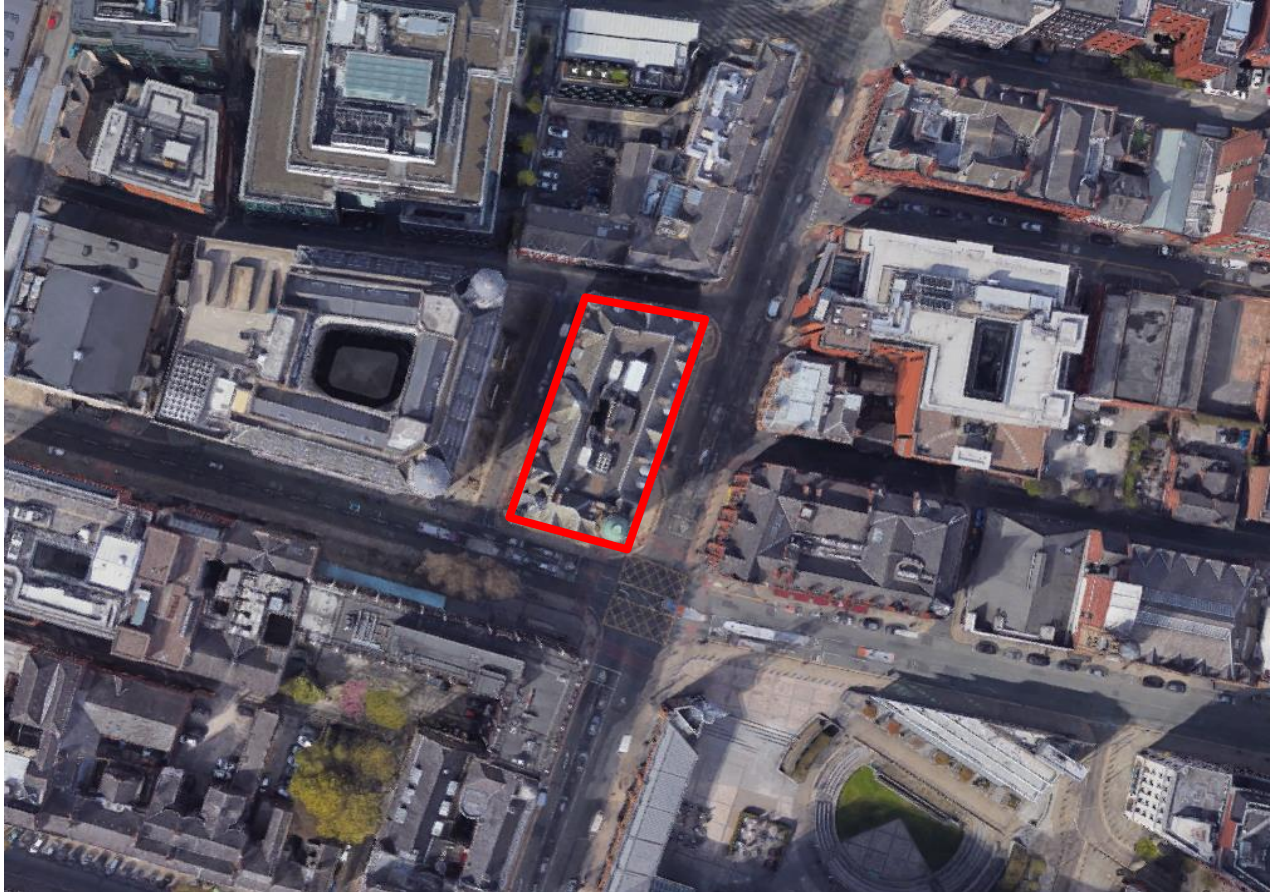


Figure 1: Site Location.

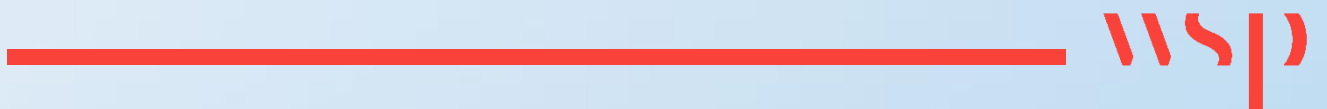
- 1.1.3. The proposal seeks planning consent for:
“The installation of extraction and ventilation equipment including roof top plant”.
- 1.1.4. The application site relates to Royal London House. The proposal involves installing ducting through the existing lightwell up onto the roof. The plant area at roof level is set at a lower level than the surrounding roof. The area contains existing plant serving the offices and other ground floor units. The principle of using this area for plant is established.
- 1.1.5. The proposal will facilitate occupation of the southernmost commercial unit (currently occupied by Blacks) by a steak restaurant. An application for full planning and listed building consent for these works is submitted under separate cover.
- 1.1.6. Royal London House, 188-202 Deansgate is a Grade II Listed building and is located within Deansgate / Peter Street Conservation Area. The listed structure was originally built as an

insurance office in 1904 and comprises ground floor units, five storeys and an additional basement level.

- 1.1.7. Extensive historic research and contextual analysis has been undertaken to inform the development proposals.
- 1.1.8. This statement considers the planning matters associated with the development, including an assessment of the significance of the designated heritage asset and the impact on the proposed development on the identified significance. It highlights the benefits of the scheme and demonstrates its compliance with local and national policy.
- 1.1.9. To provide a clear understanding of the proposed scheme and its relationship with the surrounding area, this statement includes:
 - A description of the application site and surrounding area;
 - A review of the application site's planning history;
 - An overview of the proposal;
 - A review of the relevant national and local planning policy guidance; and
 - An appraisal of the proposal against its planning policy context.
- 1.1.10. This planning and heritage statement is supported by a suite of architectural drawings and supporting documents which should be read alongside this report.

2

SITE AND SURROUNDINGS



2 SITE AND SURROUNDINGS

THE APPLICATION SITE

- 2.1.1. Royal London House is a five-storey building with basement level. It occupies a prominent location on Deansgate at the junction of Quay Street, Peter Street and Deansgate.
- 2.1.2. The building is situated between Deansgate to the east, Quay Street to the south, Atkinson Street to the north and Little Quay Street to the west. The unit is located on the corner southeast plot of Royal London House, accessed directly from Deansgate.
- 2.1.3. The application site relates to a ground floor unit within Royal London House which currently falls under an A1 use class (retail). The unit was formerly occupied by Blacks.

SITE SURROUNDS

- 2.1.4. The site is located in the heart of the City Centre. The surrounding area is characterised predominantly by commercial buildings which typically comprise office accommodation on the upper levels with retail/leisure/food and drink uses at ground floor and basement level.
- 2.1.5. Sunlight House is located to the rear of Royal London House and is a 10 storey Art Deco office building situated at the corner of Little Quay Street and Quay Street. Invicta House, located on Atkinson Street is a Moxy Hotel comprising 145 no. guestroom. To the north of the building is 184-186 Deansgate which is also Grade II listed and predominantly comprises office accommodation on the upper floors with active ground floor units including Hawksmoor and One Eight Six
- 2.1.6. Federal Café, Pieminister, and Manahatta bar and restaurant occupy ground floor units within Royal London House. Other nearby food and drink uses close to the site include, Dirty Martini on the neighbouring side of Deansgate, Revolution de Cuba, Peaky Blinders, Albert's Schloss and Brewdog (on Peter Street), No 1. Watson Street and Kolkata Indian Kitchen (Great Northern Tower), Almost Famous, All Star Lanes and Impossible Bar and Restaurant (forming part of the Great Northern Leisure complex). Whilst Sainsbury's Local, Tesco Express and Starbucks occupy the premise at the junction of Quay Street with Deansgate.
- 2.1.7. This area of the City Centre has a low concentration of residential uses. The nearest apartments are located at Great Northern Tower which is approximately 140m to the southeast of the site. There is a current application (ref: 135565/FO/2022) which includes the erection of 746 residential apartments at the land bound by Great Bridgewater Street, Watson Street, and Peter Street. The installation of plant equipment proposed through this application will have no adverse impact on the surrounding development.

DEANSGATE / PETER STREET CONSERVATION AREA

- 2.1.8. Royal London House falls within the boundaries of the Deansgate/Peter Street Conservation Area. The designation was made by the City Council in June 1985. It includes much of the area surrounding Peter Street and the junctions of Deansgate with both Quay Street and Bridge Street.

- 2.1.9. The Conservation Area is contiguous with other designated areas covering a substantial part of the Victorian city centre. Only part of Deansgate is included in this area, with other parts of the street incorporated into Castlefield, Parsonage Garden, St. Ann's Square, Albert Square and Cathedral conservation areas.

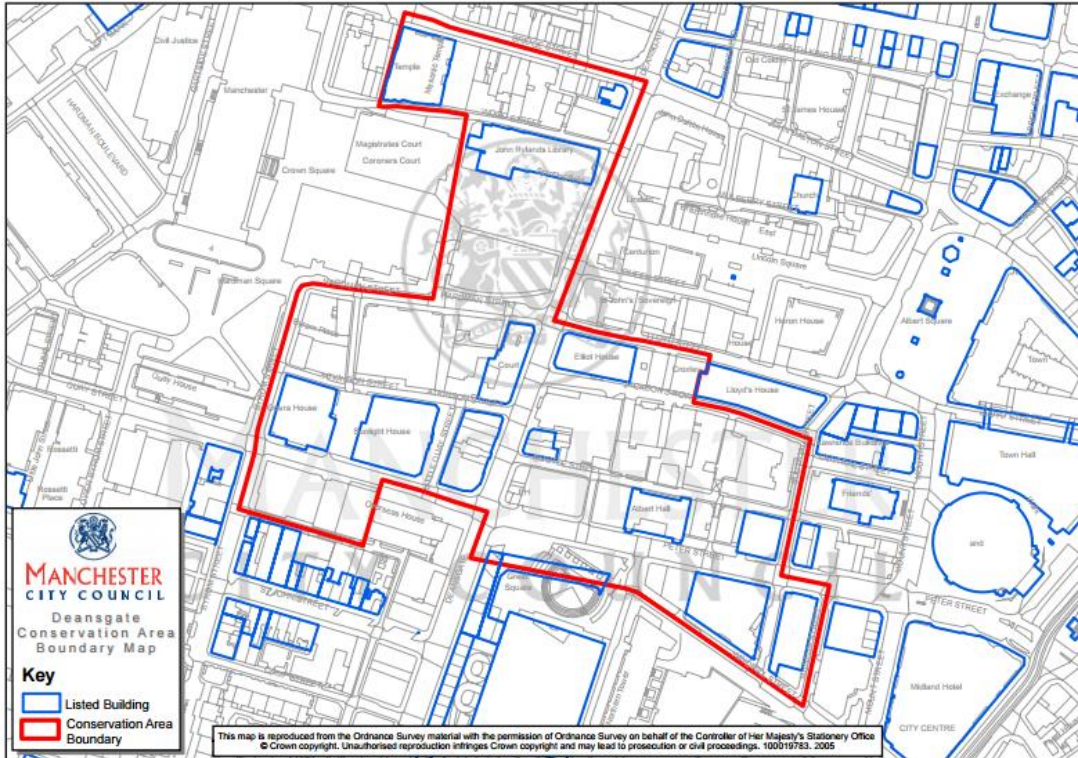


Figure 2: Deansgate Conservation Area Boundary Map.

- 2.1.10. Manchester City Council's Conservation Area Appraisal notes that Peter Street, and its continuation into Quay Street, is the most important junction in the area. The area is predominantly one of commercial buildings, but it also contains a significant number of places of assembly, such as a church, theatre, concert hall, opera house, synagogue and Masonic temple.
- 2.1.11. Various other listed buildings in proximity to Royal London House within the Deansgate / Peter Street Conservation Area include the Onwards Building (205-209 Deansgate), The Courthouse (184-186 Deansgate), Sunlight House (Quay Street) and the former Deansgate Goods Station which are all Grade II Listed.

PLANNING HISTORY

- 2.1.12. Royal London House is subject to an extensive planning history, the relevant applications are listed below.
- Application ref: 118382/LO/2017 Listed building consent for elevational alterations, internal alterations and replacement glazing / shopfronts and installation of fume, ventilation and air conditioning equipment – approved 23 April 2018;
 - Application ref: 118381/FO/2017 Change of use of basement and ground floor of Royal London House from shop (Use Class A1) to mixed use restaurant / bar (Dual Use Class A3 / A4 – sui generis) together with elevational alterations and replacement glazing / shopfronts and installation of fume, ventilation and air conditioning equipment – approved 23 April 2018;

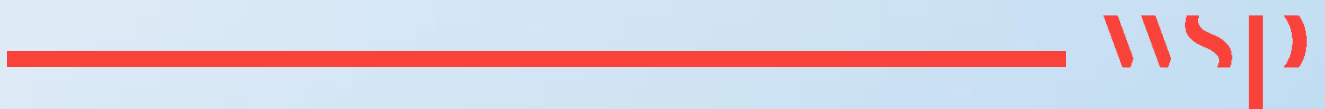


- Application ref: 125000/FO/2019 Change of use from retail (Use Class A1) to restaurant (Use Class A3), associated internal and external alterations and installation of roof-top plant equipment – approved 4 February 2020.

2.1.13. The planning history confirms that the principle of the planning consent is acceptable in this location.

3

PROPOSED DEVELOPMENT



3 PROPOSED DEVELOPMENT

3.1.1. This planning application seeks full planning and listed building consent for the following:

“The installation of extraction and ventilation equipment including a roof top plant”.

3.1.2. The works proposed through this application are required to facilitate occupation of the southernmost unit by a steak restaurant occupier.

PROPOSED WORKS

3.1.3. The development proposal consists of 650 x 650 mm Kitchen Extract Duct Work and New 750mm Galvanized Cable Tray for Tenants refrigerant pipework & Supplies to be installed within Existing Ceiling Void.

3.1.4. The duct work and cable tray will run vertically through the existing lightwell and emerge at roof level. The extract duct work will terminate with a roof cowl with integral rainwater drain to terminate at the height of the existing extract ductwork.

3.1.5. Five condenser units are proposed that are no larger than 1338mm x 1050mm x 330mm. The following specification sheets are provided in the application:

- CU1 PUMY-P200YKM2
- CU2 PUMY-P200YKM2
- CU3 PUMY-P140VKM4
- CU4 JEHR-0175-B2-L-1
- CU5 JEHR-0140-B2-M-1

3.1.6. The location of the condenser units are shown in the submitted drawing pack. The submitted GLD Kitchen Extract Ventilation System Plan (ref: J304-GLD-00-DR-EM-6100-01 Rev P4) sets out full details of the proposed scheme.

3.1.7. The location of the roof top plant is provided in the submitted Roof Plan (ref: CEG/ROOF/003A). Specification sheets for the condensers are also provided.

NOISE ASSESSMENT

3.1.8. A Plant Noise Assessment has been prepared by Hann Tucker Associates (dated 3 April 2023). Fully automated environmental noise monitoring was undertaken at Royal London House from approximately 15:30 hours on Friday 27 April 2018 to approximately 10:00 hours on Tuesday 1 May 2018 to inform assessments of noise from commercial units 194 to 198, and now the unit at 200 in respect of this application.

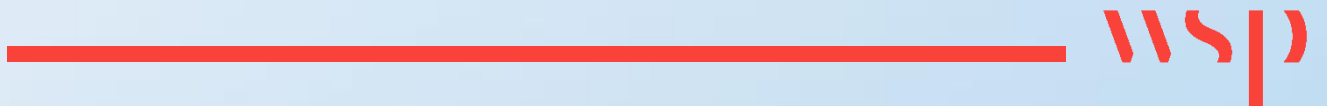
3.1.9. The report sets commissioning measurements that the future plant should comply with, of 5 dB below the lowest measured background sound level.

3.1.10. The plant noise limits specified within the report will prevent adverse acoustic impacts resulting from the development.

3.1.11. Once the plant is specified, a supplementary assessment will be undertaken to ensure that the equipment selected accords with the Council's guidance.

4

PLANNING POLICY AND LEGISLATION



4 PLANNING POLICY AND LEGISLATION

- 4.1.1. The aim of the following statement is to demonstrate that the proposed works meet the requirements of local and national planning policy.

4.2 PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

- 4.2.1. The legislative requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990 are relevant to the proposals as they provide specific protection for buildings of special architectural or historic interest, over and above that provided by development management.
- 4.2.2. Section 16(2) of the Act requires that in considering whether to grant listed building consent special regard should be given to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
- 4.2.3. Section 66(1) of the 1990 Act requires that, when considering whether to grant planning permission for development which affects a listed building, the local planning authority, “shall 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”.
- 4.2.4. Section 72 of the Act provides a specific, “duty as respects conservation areas in exercise of planning functions”. Consequently, the Council is charged with paying, “special attention....to the desirability of preserving or enhancing the character or appearance of that area”.
- 4.2.5. Chapter 5 provides a Heritage Statement that considers the special interest of the designated heritage assets. The assessment concludes that there will be no adverse impacts in heritage terms and the proposal will preserve the special interest of the assets.

4.3 NATIONAL PLANNING POLICY

NATIONAL PLANNING POLICY FRAMEWORK (2021)

Sustainable Development

- 4.3.1. Sustainable development is meeting the needs of the present without compromising the ability of future generations to meet their own needs (paragraph 8). The planning system has three overarching objectives in achieving sustainable development which are economic, social and environmental.
- 4.3.2. Planning and development should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to ensure that it reflects the character, needs and opportunities of each area (paragraph 9).
- 4.3.3. The NPPF sets out this need with the ‘presumption in favour of sustainable development’ set out at paragraph 11, which establishes the planning principles in pursuing sustainable development in a positive way. Where the development plan is absent, silent or relevant policies are out-of-date, permission should be granted unless ‘any adverse impacts of doing so would significantly and demonstrably outweigh the benefits’.
- 4.3.4. The proposal represents sustainable development by facilitating the occupation of the former Blacks unit by a new restaurant operator. The new unit will employ staff and contribute to the thriving city centre.

Historic Environment

- 4.3.5. Section 16 (paragraphs 189 – 208) of the NPPF is specific to conserving and enhancing the historic environment. Paragraph 190 of the National Planning Policy (the Framework) advises that local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats.
- 4.3.6. In determining applications, the Framework also advises that local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposal on their significance (paragraph 194).
- 4.3.7. Paragraph 195 states that local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.
- 4.3.8. Paragraph 197 states:
- 4.3.9. *"In determining planning applications, local planning authorities should take account of: - the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation".*
- 4.3.10. Paragraph 199 states:
- 4.3.11. *"When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be)."*
- 4.3.12. Paragraph 206 states that local planning authorities should look for opportunities for new development within conservation areas and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset should be treated favourably.
- 4.3.13. Chapter 5 of the Planning Statement provides a Heritage Statement that considers the special interest of the designated heritage assets. The assessment concludes that there will be no adverse impacts in heritage terms and the proposal will preserve the special interest of the assets.

LOCAL PLANNING POLICY

- 4.3.14. The current development plan for this area comprises the Manchester Core Strategy (adopted July 2012, plan period to 2027) and the 'saved' Policies of the Unitary Development Plan (UDP) (adopted July 1995). The site is located within the City Centre but outside of the Primary Shopping Area.

Design and Heritage

- 4.3.15. Core Strategy (2012) Policy CC9 (Design and Heritage) states that 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. It also states that new

development must support the range of uses the Council expects in the City Centre and contribute to a coherent and integrated physical environment.

- 4.3.16. Policy EN 3 (Heritage) of Manchester's Local Development Framework Core Strategy Development Plan document 2012 (DPD) is broadly consistent with the Framework. This requires developments to be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains.
- 4.3.17. 'saved' UDP Policy DC18.1, the Council will give particularly careful consideration to development proposals within Conservation Areas and will seek to preserve and enhance their character by carefully considering the effect of major changes to the appearance of existing buildings. The Council will not permit the change of use of a listed building where it would have a detrimental effect on the character or appearance of the building and will not permit any external or internal alteration or addition which would have an adverse effect on its architectural or historic character.
- 4.3.18. As considered further at Section 5 of this statement, the proposal will preserve the identified heritage assets, as set out in further detail within the next section.

Evening Economy

- 4.3.19. Core Strategy Policy C10 (Leisure and Evening Economy) states that new development that supports both the daytime and evening economy, that contributes to the vitality of district centres and supports a balanced and socially inclusive evening / night time economy will be permitted. The proposal will facilitate occupation of a ground floor unit within the building, that will support the daytime and evening economic in accordance with policy.

Noise impacts

- 4.3.20. Core Strategy Policy DM1 (Development Management) sets out development management requirements including ensuring that there are no adverse impacts with respect to noise.
- 4.3.21. Saved UDP Policy DC26 aims to minimise the adverse impact of noise on noise-sensitive developments.
- 4.3.22. The proposal is supported by an acoustic assessment that sets appropriate noise levels for the plant equipment. The plant equipment will accord with the measures set and this will be tested by the acoustic consultant.

5 HERITAGE ASSESSMENT

- 5.1.1. This part of the report serves as the Heritage Statement as required under paragraph 194 of the National Planning Policy Framework and it describes the significance of any heritage assets affected by the proposed development, including any contribution made by their setting.
- 5.1.2. This Heritage Statement has been prepared in the context of national and local planning policy, as detailed below.
- 5.1.3. The National Planning Policy Framework (2021) states in paragraph 194 that:
 “In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance.”
- 5.1.4. Local Policy Core Strategy (2012) Policy CC9 ‘Design and Heritage’ states that development should preserve or enhance the heritage assets that have been identified. Policy EN3 ‘Heritage’ also requires developments to be designed to preserve or enhance the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance.
- 5.1.5. This Heritage Statement has been produced to fulfil these national and local planning policy requirements. The chapter provides a description of the heritage assets’ significance, including consideration of the contribution the setting makes to the heritage asset’s significance; it then details relevant national and local planning policy and sets out an assessment of the impact of the proposed scheme against this policy and provides details of mitigation that has been incorporated into the proposed design; and finally sets out conclusions
- 5.1.6. Historic England Guidance**
- 5.1.7. Historic England (formerly English Heritage) has published a series of Good Practice Advice (GPA) and Historic England Advice Notes (HEANs). The most relevant are:
 - GPA2: Managing Significance in Decision-Taking in the Historic Environment (2015)
 - GPA3: The Setting of Heritage Assets (2017)
 - Conservation Principles, Policies and Guidance (2008)
- 5.1.8. Historic England’s Conservation Principles explains its approach to significance and managing change. It identifies four main aspects of significance: historic, aesthetic, evidential and communal.
- 5.1.9. The relative levels of significance can be measured, the categories which are used within this report are:
- 5.1.10. **Exceptional** - an asset important at national to international levels’ including scheduled monuments, Grade I and II* listed buildings and World Heritage Sites. Substantial harm should be wholly exceptional.
- 5.1.11. **High** - a designated asset important at a regional level and also at a national level, including Grade II listed buildings and conservation areas. Substantial harm should be exceptional.
- 5.1.12. **Medium** – an undesignated asset important at a local to regional level, including local (non-statutory) listed buildings or those that make a positive contribution to the setting of a listed building

or to a conservation area. May include less significant parts of listed buildings. Buildings and parts of structures in this category should be retained where possible, although there is usually scope for adaptation.

5.1.13. **Low** – structure of feature of very limited heritage value and not defined as a heritage asset. May include insignificant interventions to listed buildings. The removal or adaptation of structures in this category is usually acceptable where the work will enhance a related heritage asset.

5.1.14. **Negative** – structure of feature that harms the value of a heritage asset. Wherever practicable, removal of negative features should be considered, taking account of setting and opportunities for enhancement.

5.1.15. **Planning Practice Guidance**

5.1.16. The Planning Practice Guidance (PPG) is a government produced interactive on-line document that provides further advice and guidance that expands the policy outlined in the NPPF. It expands on terms such as ‘significance’ and its importance in decision making. The PPG clarifies that being able to properly assess the nature, extent and the importance of the significance of the heritage asset and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals.

5.1.17. The PPG usefully discusses how to assess if there is substantial harm. It states that what matters in assessing if a proposal causes substantial harm is the impact of the significance of the heritage asset. A key consideration when assessing whether there is an adverse impact on a listed building is whether the adverse impact seriously affects a key element of its special architectural or historic interest.

5.2 THE HERITAGE ASSETS

ROYAL LONDON HOUSE

5.2.1. Royal London House is Grade II listed under the Planning (Listed Buildings and Areas) Act 1990 as amended for its special architectural or historic interest. The building was listed on 3 October 1974 and a copy of the listing information is included at **Appendix B**. Royal London House can be categorised within the ‘High’ category for significance value as set out in the previous section. It makes a significant positive contribution to the Deansgate conservation area using high quality materials and decorative details. The building is an important example of the phase of ‘rebuilding’ that was undertaken in the later nineteenth century as slum areas were cleared and is a typical example of the emerging office typology in the Victorian era.

Significance and impact on Royal London House

5.2.2. Royal London House in its entirety, is of considerable evidential, historical and aesthetic value. The special interest of Royal London House is associated with its physical fabric and its aesthetic contribution to the wider streetscape and character of this part of the Deansgate / Peter Street Conservation Area. It holds considerable aesthetic value being an example of the style adopted by Charles Heathcote for a number of his buildings and in its use of high quality materials and decorative details externally and internally to the entrance way.

5.2.3. This proposal relates to installation of ductwork and roof top plant.

Ducting route

- 5.2.4. The ducting route will run above the existing ceiling void within the ground floor office common area before entering the lightwell. The lightwell contains existing ductwork that serves the other ground floor units. A new section of extract air ductwork is proposed vertically up the lightwell, terminating in the plant area on the rooftop.
- 5.2.5. Steel framework is proposed in the lightwell to support the new duct work.
- 5.2.6. The lightwell is concealed at the centre of the building and is not visible from the surrounding office units of in the common parts of the building. The alterations proposed are necessary to support the ductwork and are sensitively positioned to be out of sight. The alterations proposed will not impact upon the significance of the building or its setting.

Roof top

- 5.2.7. Condenser units and a cowl are proposed at roof level in the sunken plant area that sits below the surrounding tiled mansard roof.
- 5.2.8. This area is already occupied by roof top plant serving the offices and the ground floor units. The principle of plant in this area has been assessed and deemed acceptable through granting of planning permission for roof top plant at Pieminister, Manahatta and Federal Café.
- 5.2.9. The proposed plant will be similar in size to the existing plant, which is concealed in the sunken plant area and does not extend above roof level (see Figure 5.2). The central plant area is not visible with all plant concealed within this central area. This is seen in a photograph taken from the adjacent Moxy Hotel is included in Figure 5.1 below.

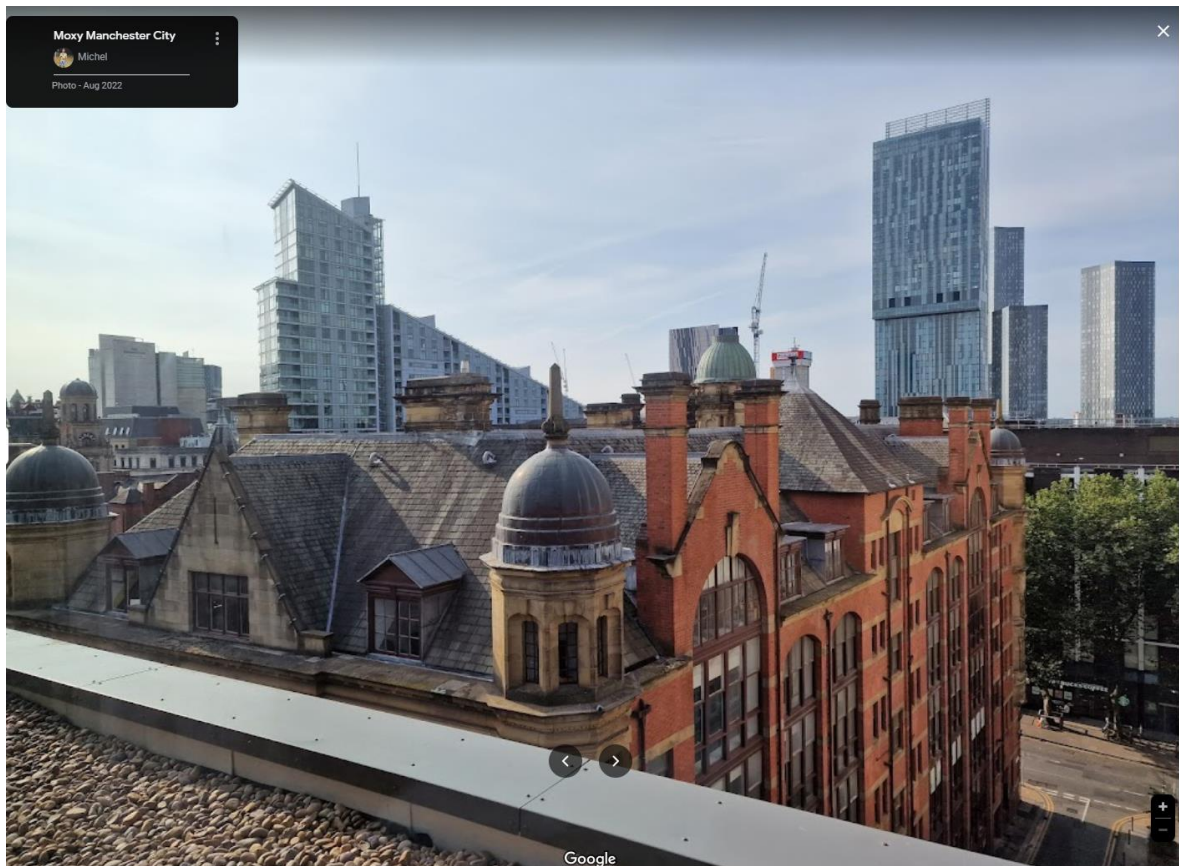


Figure 5.1. Photograph of Royal London House, taken from the Moxy Hotel. Source: Google

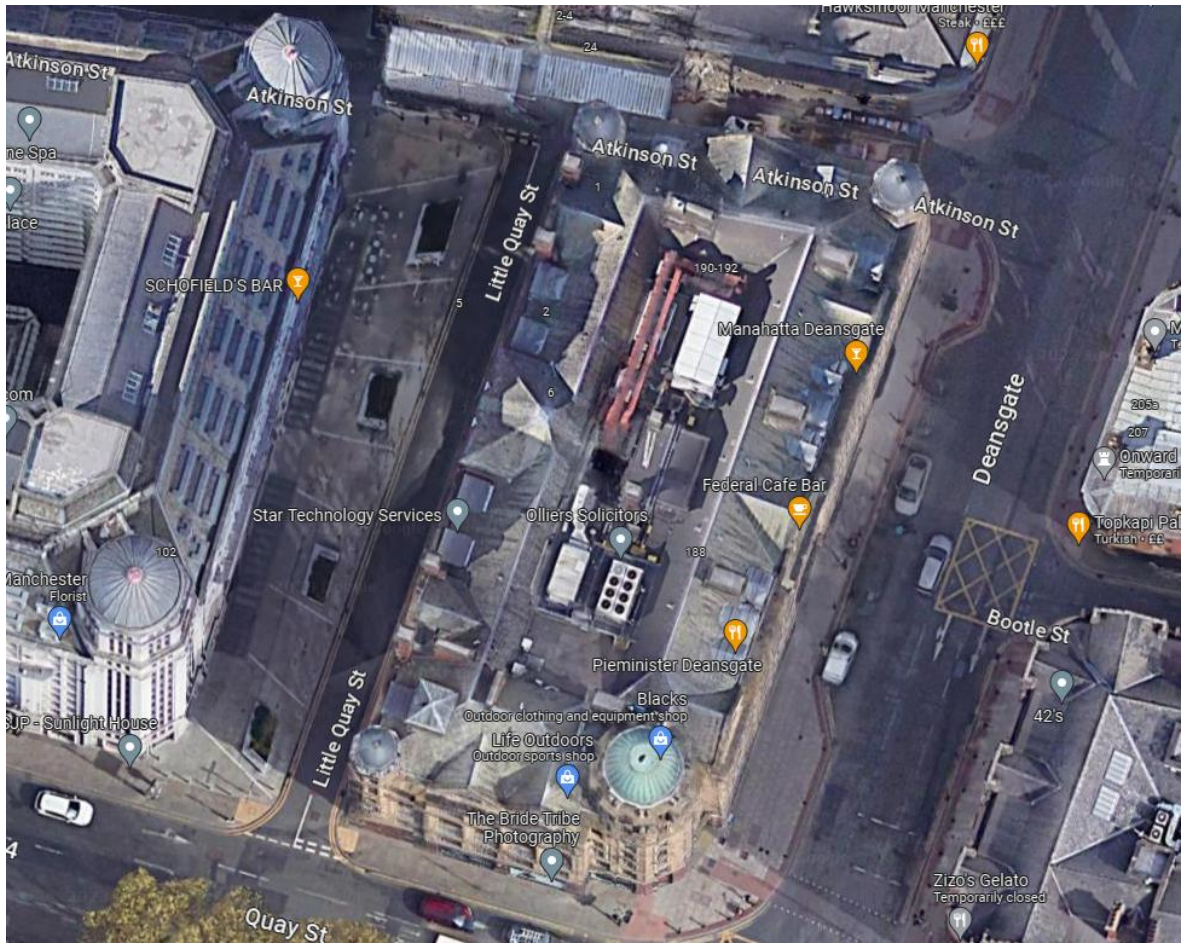


Figure 5.2. Google Earth image of Royal London House showing existing plant.

- 5.2.10. Five condenser units are proposed that are no larger than 1338mm x 1050mm x 330mm. The following specification sheets are provided in the application:
- CU1 PUMY-P200YKM2
 - CU2 PUMY-P200YKM2
 - CU3 PUMY-P140VKM4
 - CU4 JEHR-0175-B2-L-1
 - CU5 JEHR-0140-B2-M-1
- 5.2.11. The proposed condensers and cowl will not alter or harm any features of significance. Furthermore, the plant will not be visible from street level or any other public vantage points. Where there are views of the roof from taller buildings, the proposed plant would be viewed in the context of the existing plant and machinery at roof level, sitting at a sunken level behind a mansard roof. The proposal seeks to locate roof top plant in an area used for plant serving the adjacent units. The proposal is appropriate and consistent with the adjacent units. The plant will not harm the special architectural and historic character of the building, and it will preserve the significance of Royal London House and its setting.

DEANSGATE / PETER STREET CONSERVATION AREA

- 5.2.12. The Conservation Area designation was made by the City Council in June 1985. It includes much of the area surrounding Peter Street and the junctions of Deansgate with both Quay Street and Bridge Street.
- 5.2.13. The conservation area is contiguous with other designated areas covering a substantial part of the Victorian city centre. Only part of Deansgate is included in this area, with the rest of the street being incorporated into Castlefield, Parsonage Garden, St. Ann's Square, Albert Square and Cathedral conservation areas.
- 5.2.14. Manchester City Council's Conservation Area Appraisal notes that Peter Street, and its continuation into Quay Street, is the most important junction in the area. The area is predominantly one of commercial buildings, but it also contains a significant number of places of assembly, such as a church, theatre, concert hall, opera house, synagogue and Masonic temple.
- 5.2.15. Most buildings in the area display the Manchester characteristic of a tri-partite subdivision of the elevations, consisting of an over-large ground floor, a less highly modelled middle section and a varied top level seen against the sky.

Significance of and impact on Deansgate / Peter Street Conservation Area

- 5.2.16. The special interest of the Conservation Area is diverse and comprises a rich heritage. The area contains a number of designated heritage assets including the Onwards Building (205-209 Deansgate), The Courthouse (184-186 Deansgate), Sunlight House (Quay Street) and the former Deansgate Goods Station which are all Grade II Listed and in relatively close proximity to Royal London House.
- 5.2.17. The Conservation Area has a 'High' significance value. Royal London House is not specifically mentioned in the Conservation Area appraisal but can nonetheless, be said to make a significant positive contribution to the immediate conservation area context due to the quality of the external materials and detailing of the elevation.
- 5.2.18. The proposal will not be visible from the street level. Plant will be located at roof level in an area with existing plant and as such will be viewed in this context, where the roof is visible from taller buildings. The plant is located in a discrete position in the context of existing plant equipment. The proposal will not harm the special significance of the Conservation Area and it's special interest will be preserved. On this basis, that the proposal will have no impact on the significance of the Deansgate / Peter Street Conservation Area, this assessment concludes that the impacts are acceptable.

Conclusion

- 5.2.19. The proposals will not cause harm to the significance of the designated heritage assets or their setting. The features of special architectural and historic interest and character will be preserved.
- 5.2.20. The proposal therefore accords with the NPPF and Local Policy Core Strategy (2012) Policy CC9 'Design and Heritage' and Policy EN3 'Heritage'.

ASSESSMENT OF ALTERNATIVE OPTIONS

5.2.21. Manchester City Council has requested that the following information is provided:

1) Existing and proposed scaled elevations and sections to show the equipment at roof level. Please provide an expanded lightwell plan to understand the projection of the flue from the roof level and how it relates to any building parapets.

2) The Heritage Assessment needs to detail the individual impacts on affected areas of historic interests with reference to S16 of the NPPF. We need an options appraisal for the different extract arrangements that have been considered and to understand the relative impact on the historic and architectural interest of the building. We have concerns about additional plant going in an area which we consider is not necessarily appropriate for building wide plant and locating in the light well would compound the existing harm.

5.2.22. An options appraisal has been prepared and is submitted with this application at Appendix C. There are three potential options for ventilating the unit:

- Option 1 – Utilising the Existing Light Well;
- Option 2 – Utilising the Existing Redundant Goods Lift Shaft; or
- Option 3 – Utilising Existing and Proposed Ground Floor Rear Louvres.

Option 1

5.2.23. **Option 1** has been assessed in detail in the earlier sections. This LPA has identified potential harm associated with roof top plant on the building that has been recently approved through the following applications:

Manahatta, 188-192 Deansgate

- Application ref: 118382/LO/2017 Listed building consent for elevational alterations, internal alterations and replacement glazing / shopfronts and installation of fume, ventilation and air conditioning equipment – approved 23 April 2018.
- Application ref: 118381/FO/2017 Change of use of basement and ground floor of Royal London House from shop (Use Class A1) to mixed use restaurant / bar (Dual Use Class A3 / A4 – sui generis) together with elevational alterations and replacement glazing / shopfronts and installation of fume, ventilation and air conditioning equipment – approved 23 April 2018.

Pieminister, 198 Deansgate

- Application ref: 125000/FO/2019 Change of use from retail (Use Class A1) to restaurant (Use Class A3), associated internal and external alterations and installation of roof-top plant equipment – approved 4 February 2020.
- Application ref: 125001/LO/2019 Internal and external alterations, and installation of roof-top plant equipment, in association with proposed restaurant use (Class A3).

Federal café at 196 Deansgate

- Application ref: 120990/FO/2018 Change of Use from takeaway (Use Class A5) to cafe (Use Class A3), internal alterations, replacement glazing / shopfront and installation of fume and kitchen ventilation equipment.

- Application ref: 120991/LO/2018 Listed Building Consent for internal alterations, replacement glazing / shopfront, installation of fume and kitchen ventilation equipment, and the display of signage, including 1no. projecting sign – approved 30/10/2018.

- 5.2.24. The previous six applications have been assessed against relevant planning policy and guidance, including the adopted development plan. It is relevant that the planning policy context is unchanged since the previous six applications were assessed as resulting in no harm to the designated heritage assets.
- 5.2.25. Proposing necessary plant at roof level provides an elevated location that is well screened and minimally visible from the Conservation Area.
- 5.2.26. It should also be noted that installation of roof top plant is widespread across the city centre. There are numerous examples of recent applications for roof top plant on Listed Buildings within Manchester including Bridgewater House (136958/LO/2023), Sunlight House (136163/LO/2023), Palace Theatre (135840/LO/2022)

Option 2

- 5.2.27. **Option 2** would require a new extract flue and louvre installed into the corner tower as seen in the Figure below. This would materially change the external elevation of the building. It would be visible on the elevation and from adjacent buildings. It would involve the removal of original historic fabric. Overall, there would be harm to the designated heritage assets that could be avoided by pursuing Option 1 or Option 3. Of the three options, this is identified as the most harmful in heritage terms. It also presents the most challenges from an operational, maintenance and safety perspective.

Indicative kitchen extract flue option through existing roof turret - minimum size is approx 650mm x ridge height of turret - subject to final ductwork sizes and filters installed

Indicative Kitchen extract Louvred option within side of existing lift riser/roof turret - minimum size is approx 1000mm x 1000mm - subject to final duct and odour control sizes and filters installed



Image 2
External Building Elevation - Indicative roof top kitchen extract penetrations

Figure 5.3. Option 2. External Building Elevation – Indicative roof top kitchen extract penetrations

Option 3

- 5.2.28. **Option 3** would involve utilising the existing ground floor louvres and introducing additional louvres at ground floor as seen in the figure below.
- 5.2.29. Notwithstanding the plant and ventilation options, the development proposes to improve the visual appearance of the elevation, removing redundant elements.

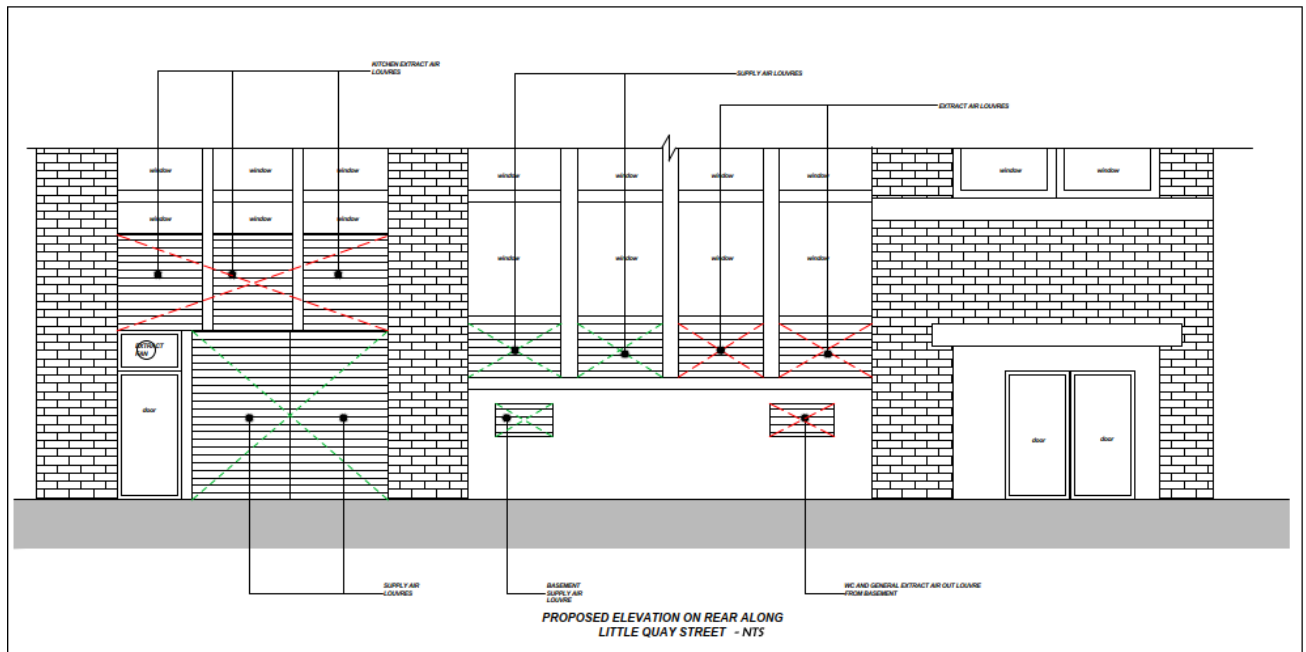


Figure 5.4. Option 3 – additional louvres on Little Quay Street

Existing Extract Louvre openings to be removed and replaced with new modern weatherproof louvre serving new Tenants Kitchen Extract Discharge. See Tenants proposed louvre layout opposite

Existing Supply Louvre to be removed and replaced with modern weatherproof louvre serving new Tenants Kitchen Supply Air. See Tenants proposed louvre layout opposite

Existing glazing and extract fans to be removed and replaced with modern weatherproof louvre serving new Tenants General Supply and Extract Systems. See Tenants proposed louvre layout opposite

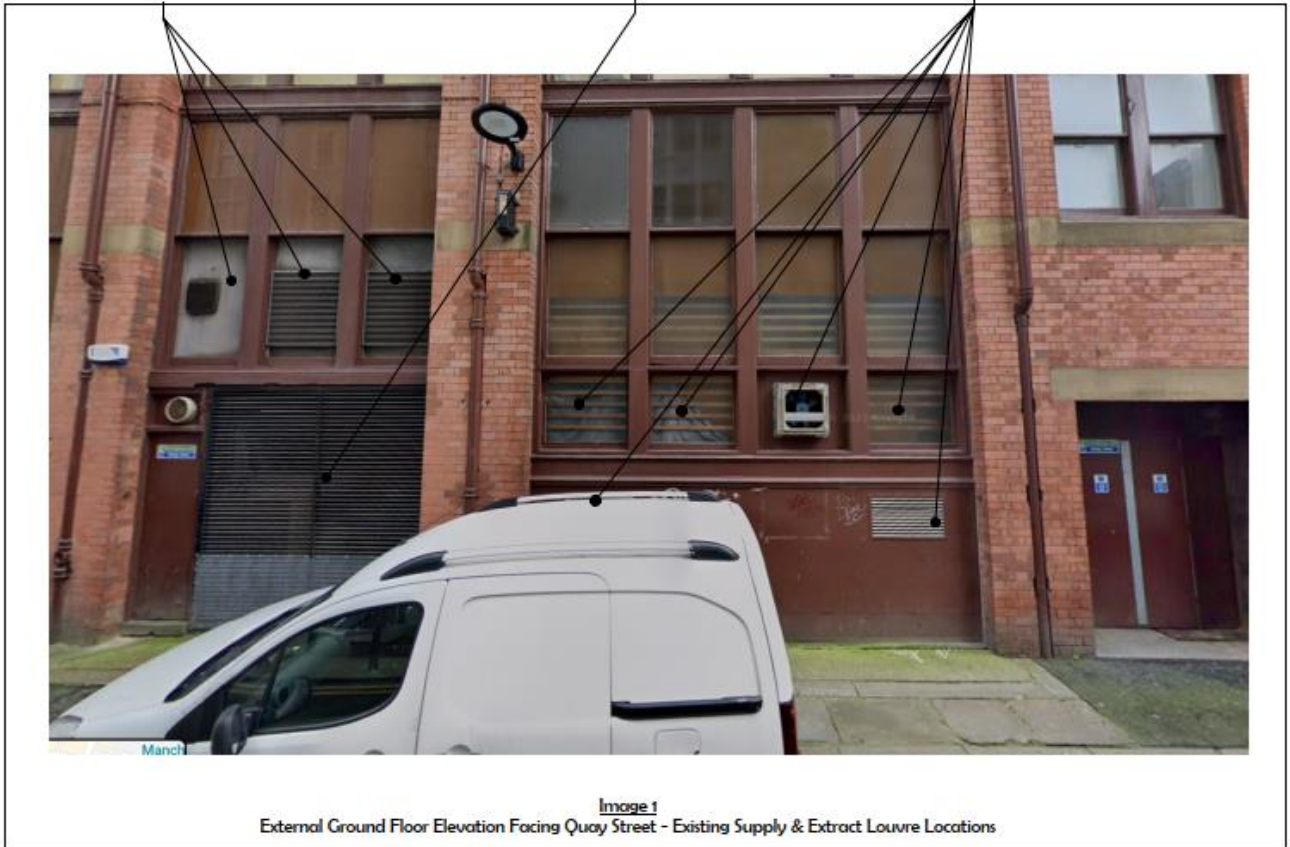


Figure 5.5. Option 3 – additional louvres on Little Quay Street

- 5.2.30. Manchester City Council has queried whether the louvres have planning and Listed building Consent for the louvres at ground floor. A planning history request has been submitted to Manchester City Council, seeking copies of the archive. This information has not yet been received.
- 5.2.31. Whilst the archive records have not yet been provided, the resources that are available indicate that the louvres have been installed for many years, with Google Street View showing an elevation that is dated with plant and louvres appearing dated in May 2011.
- 5.2.32. Ground floor louvres have been previously approved by the LPA at Royal London House through application ref: 118382/LO-2017. An excerpt of approved louvres is shown at Figure 5.6 and Figure 5.7.
- 5.2.33. There is therefore recent precedent that ground floor louvres are acceptable to the LPA. As with the approved scheme at Manahatta, louvres are installed within window frames, replacing non-original glazing, to avoid disturbing brickwork and to respect the architecture of the building.

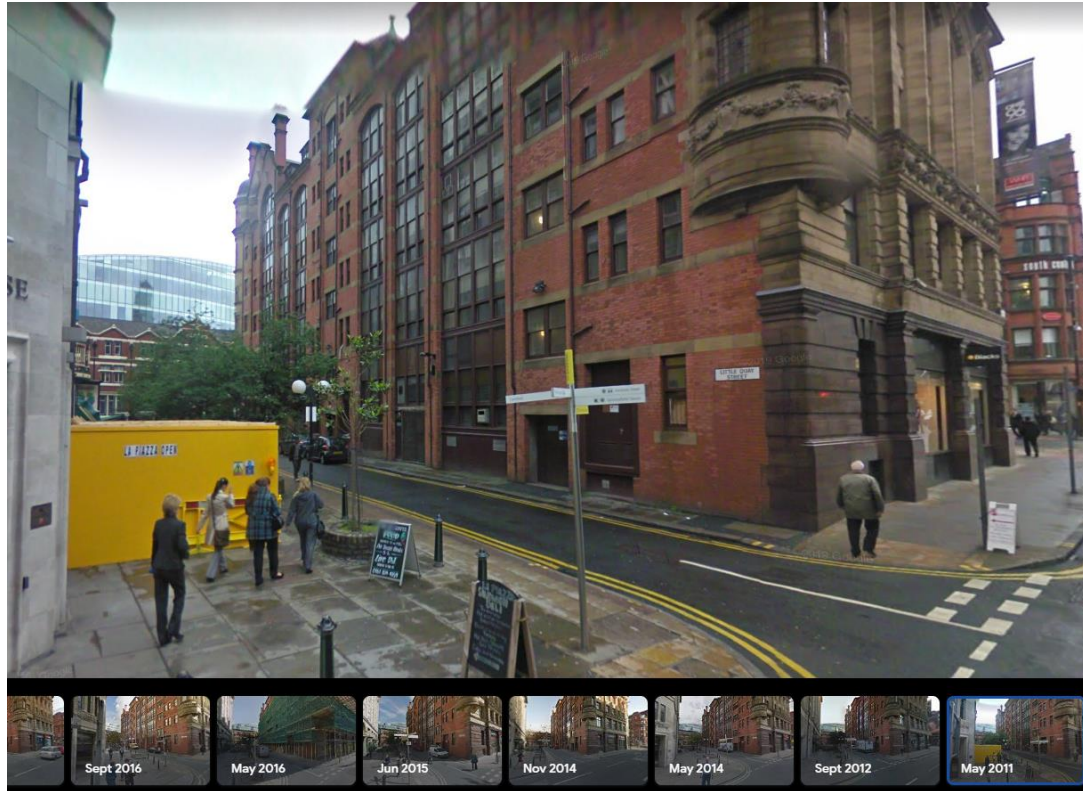


Figure 5.6. Google Streetview image from May 2011 showing louvres installed that appear dated.

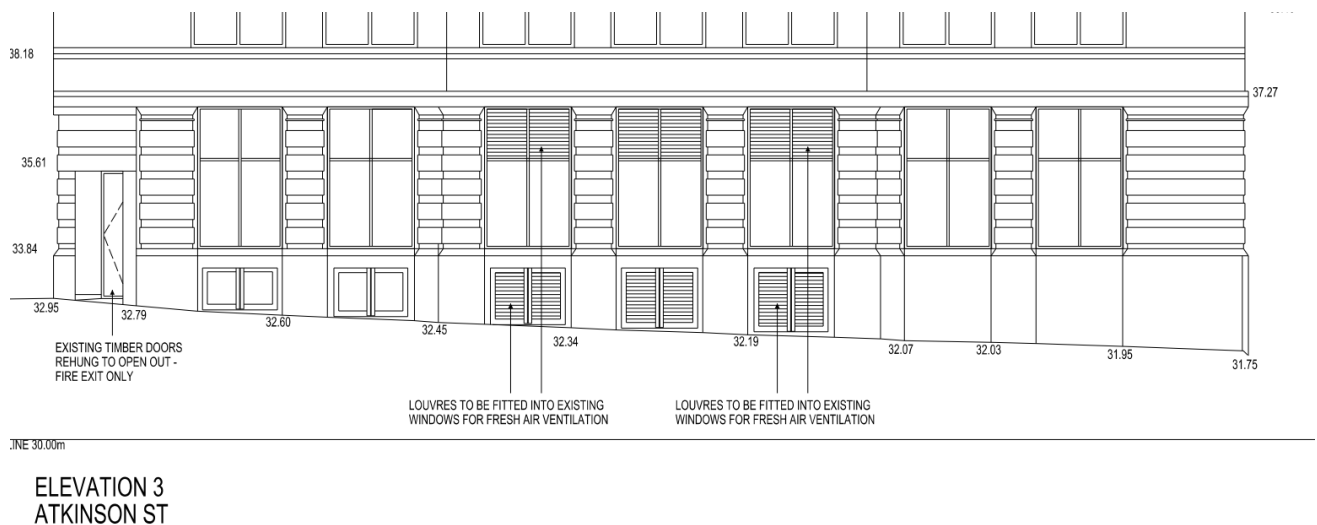


Figure 5.7. approved elevational drawing at Manahatta (ref: 118382/LO-2017)

- 5.2.34. Option 3 was initially proposed to Manchester City Council during pre-application discussions (February 2023) however the applicant was encouraged to explore other options. This pre-application feedback has been taken on board and a more expensive scheme has been progressed (Option 1) to follow precedent of the neighbouring units that have planning and listed building consent to use the roof top plant.

6 PLANNING BALANCE AND CONCLUSION

- 6.1.1. This planning and heritage statement has been prepared by WSP on behalf of ASE RE A LLP c/o CEG, in support of a full planning and listed building consent application for The installation of extraction and ventilation equipment including a roof top plant at Royal London House, Deansgate, Manchester, M3 3NE.
- 6.1.2. The proposed works are sought to enable occupation of the southernmost corner unit by a steak restaurant, following Blacks vacating the unit later this year.
- 6.1.3. As set out within this statement, the proposal would not have an adverse impact in respect of amenity, design or heritage. There are no adverse noise impacts resulting from the proposal subject to the future plant according with the acoustic levels specified within the Hann Tucker report.
- 6.1.4. This statement has been prepared in the context of national and local planning policy. In accordance with national policy and guidance, a heritage assessment of the site has been undertaken. The significance of heritage assets affected by the proposed development has been described and the impact of the proposed development evaluated.
- 6.1.5. The design proposal has given special regard to preserving and enhancing the special interest of the identified heritage assets. The application proposes ventilation and extraction ducting to run through the common parts, up through the lightwell and to discharge at roof level. The proposal is in keeping with other occupiers within the building and the principle of using the lightwell and roof top plant area has been established.
- 6.1.6. The works will not harm the significance of the designated historical assets and will preserve the architectural and historic features of the unit. In these terms, the proposal meets the statutory tests set out at Sections 66 and 72 of the Planning (Listed Building and Conservation Areas) Act 1990.
- 6.1.7. In accordance with Paragraph 194 of the NPPF, this statement has:
- Described the significance of the heritage assets affected, including any contribution made by their setting.
 - The level of detail if proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposal on their significance.
 - There is extensive understanding of the site and it's context which is formalised in a heritage partnership agreement between the applicant and the LPA. The HER was consulted in preparing this detailed record.
- 6.1.8. Whilst this assessment has concluded that there would be minimal harm to the LBC and Conservation Area. It is understood from discussions, that the LPA consider that there is some harm attributed.
- 6.1.9. It is our view that the proposal would not reach the threshold of substantial harm, and therefore this statement has regard to Paragraph 202 which states that where a development proposal will lead to less than substantial harm, the harm should be weighed against the public benefits of the scheme, including securing its optimum viable use.
- 6.1.10. The scheme will facilitate occupation of the unit by Flat Iron, which will deliver the following benefits:
- Internal alterations that will remove non-original fabric that currently conceals the original historic fabric.

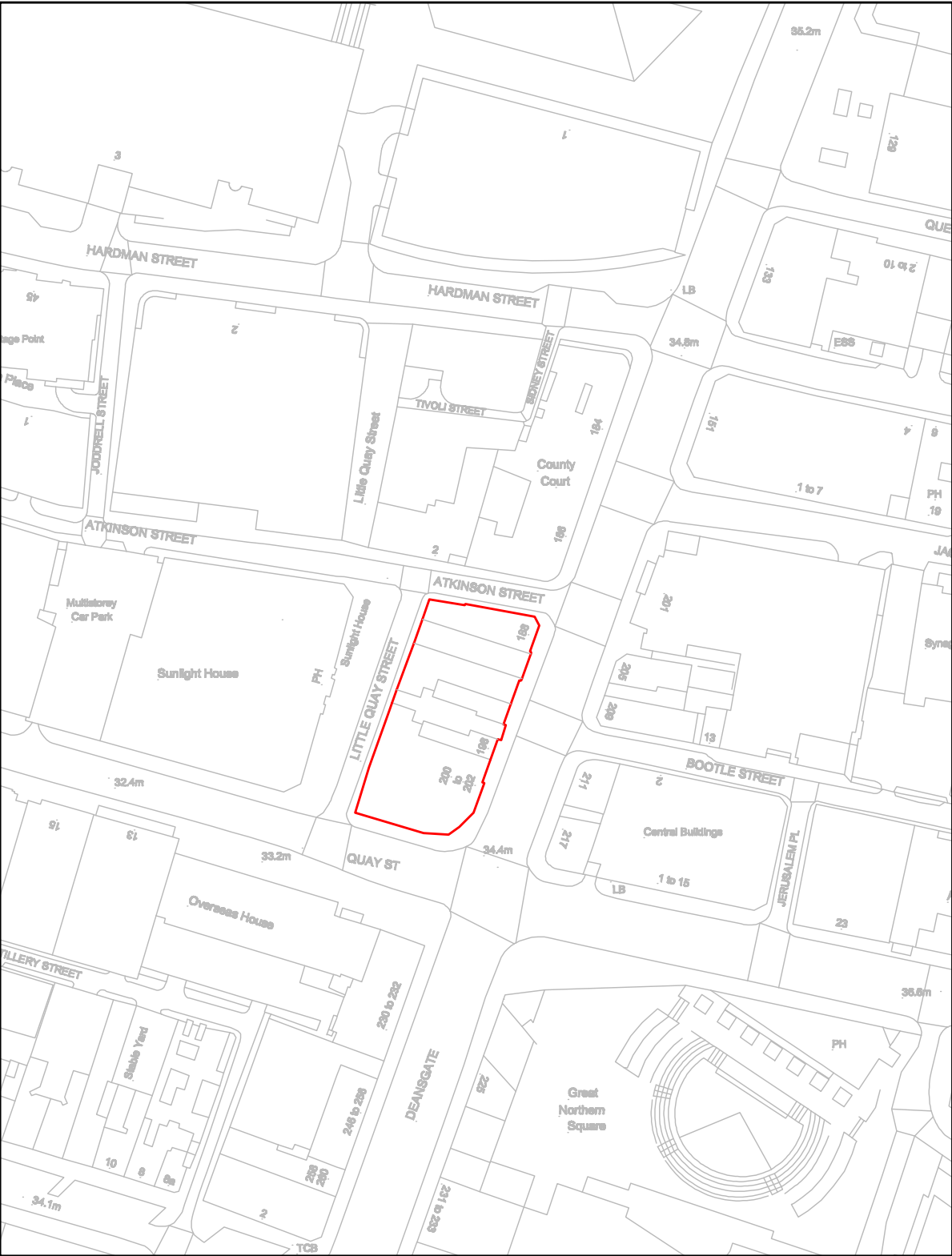
- Reactivate a prominent corner unit on Deansgate. The proposal will remove vinyl wrap and internal fit out that currently blocks views into the unit, instead providing a blank, inactive elevation. The proposal will remove the vinyl wrap and provide views into the unit, introducing activity.
- Minimise a period of inactivity that will follow Blacks vacating the unit in June 2023. The proposal will bring the unit back into full operational use, which has economic, visual amenity and safety benefits.
- Provide employment for full and part time staff working in the restaurant and facilitate local spending in the City Centre.

- 6.1.11. The development will introduce a new occupier to take on the unit that will become vacant in June 2023. The future occupier has proposed a sensitive scheme of internal and external alterations that will better reveal the original fabric of the building. This is a significant benefit that would not be realised without appropriate plant and ventilation which this application seeks consent for.
- 6.1.12. Section 16 of the NPPF states that great weight should be given to an asset's conservation (paragraph 199).
- 6.1.13. The NPPF (Paragraph 197) states that LPAs should take account of:
- The desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation
 - the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
 - the desirability of new development making a positive contribution to local character and distinctiveness.
- 6.1.14. This proposal will positively contribute to each of the considerations set out at Paragraph 197.
- 6.1.15. The development proposals accord with the development plan and national policy, the application should therefore be approved without delay.

Appendix A

LOCATION PLAN





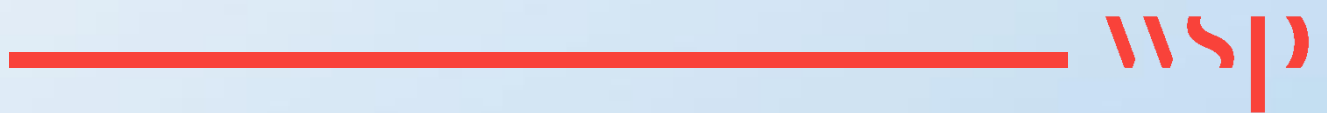
LOCATION PLAN
SCALE 1:1250



AGENT: COMMERCIAL ESTATES GROUP FIRST FLOOR, THE EXCHANGE, HARROGATE, HG1 1TS TEL: 01423-875175	DETAILS: LOCATION PLAN	ADDRESS: 196 DEANSGATE, MANCHESTER. M3 3NN	Note:		1 : 500 CM. 12345 5001000150020002500 Scale : For the plan to be in scale, the above scale bar must measure correct. e.g. 5 centimeters when printed	SCALE 1:1250 at A3
						DATE. 04/04/2023
						DRG. No. CEG/001

Appendix B

LISTING DESCRIPTION



ROYAL LONDON HOUSE

Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1200852**

Date first listed: **03-Oct-1974**

List Entry Name: **ROYAL LONDON HOUSE**

Statutory Address 1: **ROYAL LONDON HOUSE, 188-202, DEANSGATE**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

Understanding list entries (<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

Corrections and minor amendments (<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

Location

Statutory Address: **ROYAL LONDON HOUSE, 188-202, DEANSGATE**

The building or site itself may lie within the boundary of more than one authority.

District: **Manchester (Metropolitan Authority)**

Parish: **Non Civil Parish**

National Grid Reference: **SJ 83522 98008**

Details

MANCHESTER

SJ8398SE DEANSGATE 698-1/27/107 (West side) 03/10/74 Nos.188 TO 202 (Even) Royal London House

GV II

Insurance office. 1904, by Charles Heathcote. Iron frame with cladding of sandstone ashlar, ground floor of dark brown polished granite; slate roof. Large rectangular plan on island site. Free Baroque style. Five storeys and attic, 15 bays, with 3-bay centre and 2-bay ends breaking forwards slightly; plus set-back chamfered corner to left forming hinge to Quay Street facade and surmounted by octagonal 2-stage turret; banded pilasters to ground and 1st floors, a frieze over each (swagged in the 2-bay ends), giant segmental-headed arcades to 2nd and 3rd floors with chamfered pilasters and modillioned segmental cornices with voluted keystones, prominent modillioned cornice, and vernacular-style triangular gables over the centre and ends, with small segmental dormers between them. Ground floor has central doorway with projected pedimented architrave, and large windows with modern plate-glass; 1st floor has a cross-window above the doorway with blocked semi-columns and open-segmental pediment, and casements in the other bays; 2nd floor has casements with triple keystones, 3rd floor has round-headed 3-light casements; top floor has casements set in colonnades, which form screens to the windows between the centre and ends; attic gables have 3-light casements. Corner to left has 1-light windows with different architraves on each floor, and cupola lantern with small round-headed windows between pairs of blocked colonnettes, stepped modillioned cornice, and domed roof. Right-hand corner has domed cupola. Six-bay return end to Quay Street in matching style. Interior not inspected.

Listing NGR: SJ8352298008

1200852

Legacy
The contents of this record have been generated from a legacy data system.
Legacy System number: 388091

Legacy System: LBS

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



Map

This map is for quick reference purposes only and may not be to scale. This copy shows the entry on 05-Apr-2023 at 19:19:19.

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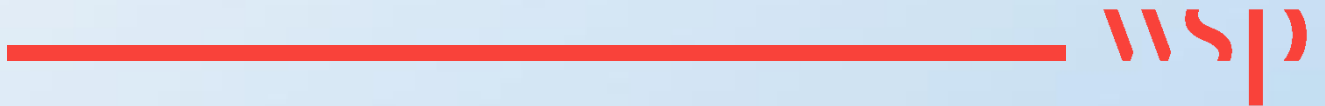
End of official list entry



[Back to top](#)

Appendix C

TENENT KITCHEN EXTRACT APPRAISAL REPORT



200-204 Deansgate

Kitchen Extract Appraisal Report

DATE OF ISSUE: 16/06/2023
ISSUE: P03
GLD REFERENCE: J304/MEP/RP01

PROJECT:
Kitchen Extract Appraisal
200-204 Deansgate
Manchester
M3 3NE

CLIENT:
CEG
Number One
Great Exhibition Way
Kirkstall Forge
LS5 3BF



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PROJECT NAME: 200-204 Deansgate
REPORT NAME: Kitchen Extract Options Appraisal

ISSUE STATUS: For Information
GLD REFERENCE: J304/MEP/RP01

DATE OF ISSUE: 06/06/2023
ISSUE: P02

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DOCUMENT HISTORY:

ISSUE	DATE	DETAILS
P01	06.06.2023	ISSUED FOR INFORMATION
P02	13.06.2023	UPDATED TO INCORPORATE CLIENT’S COMMENTS
P03	16.06.2023	UPDATED TO INCORPORATE TENANTS LOUVRE REQUIRMENTS



Contents

1. **Executive Summary 5**

2. **Introduction.....6**

3. **Option One - Utilising the existing central Lightwell. 7**

4. **Option Two - Utilising the existing redundant Goods Lift Shaft.....9**

5. **Option Three - Utilising the existing External Ground Floor Louvres 11**

6. **Appendix A.....13**

1. Executive Summary

The following reports appraise three separate options for the proposed routing of the new Ground Floor Tenants Kitchen Extract Ductwork, at 200-204 Deansgate, Manchester. The summary of these three options are provided below:-

- **Option 1 – Utilising the Existing Light Well**

This route utilises the central lightwell to discharge at roof level and would follow the same route as the existing Manahatta and Federal café kitchen extract ductwork, utilising the same steelwork support and supplementing with new where required.

The extract would discharge at roof level, within the central roof level plant space and would be sited lower than the height of the existing perimeter pitched roof ridge, similar to the existing kitchen extract ductwork thereby reducing odours and noise issues.

The benefit of this option from a planning and listed building consent perspective, is that it utilises an established plant route and discharge location at roof level and follows the same principle as the existing Manahatta and Federal Café kitchen extract ductwork.

- **Option 2 – Utilising the Existing Redundant Goods Lift Shaft**

This route utilises the redundant vertical goods lift shaft that is sited adjacent the proposed new tenants retail demise and would discharge at roof level, either through the side or the roof of the redundant goods lift shaft structure. This option has been discounted due to the confined space in the lift shaft, making access for maintenance and the frequent cleaning of the kitchen extract ductwork both difficult and dangerous. Penetrations for both the ductwork steel supports and the maintenance access points at regular intervals will also require installing into the existing shaft walls, where, given its age, there is a high risk of asbestos present. Finally, the requirement to form an opening through the lift shaft at roof level for the ductwork to discharge was also considered to cause more harm from a planning and listed building consent perspective.

- **Option 3 – Utilising the Existing Ground Floor Rear Louvres**

This route utilises the existing ground floor louvre openings sited to the rear of the proposed tenants retail demise, facing Little Quay Street. From an installation and maintenance perspective this is the preferred option. This route would require some minor external visual alterations to the existing louvres and glazing to the rear of the Ground floor unit, with new weatherproof louvres installed to provide both the Kitchen and General Supply and Extract systems. The only potential issue with adopting this route is that the new kitchen extract would be discharged at high level within the ground floor level rather than at roof level. However, the installation of suitable odour control systems and filters within the extract system would be installed to mitigate this.

2. Introduction

GLD Technical Consulting have been appointed by CEG to undertake an options appraisal for the proposed new Ground floor Tenants kitchen extract ductwork at 200-204 Deansgate, Manchester M3 3NE.

The proposed new tenant is a restaurateur and will be located within a former Ground/Basement retail Unit which is sited within the existing 5-Storey Grade 2 listed building. The new tenant will have a dedicated plantroom located at Ground floor level to accommodate their new kitchen extract fans and associated control equipment. This plantroom is to be sited adjacent the rear external louvre area opposite Quay Street.

The following report details three possible route options for the new Tenants kitchen extract ductwork to discharge externally from their new plantroom to ensure that no nuisance or disturbance is caused by odour, fumes, food droplets or noise to nearby properties.

The incoming Tenants will be responsible for the final design of their kitchen extract systems, including all odour/neutralising systems and grease/carbon control filters and will ensure their kitchen extract plant is in accordance with the following design parameters, guides, and legislative documentation:

- CIBSE Design Guides.
- Current Approved Documents of the Building Regulations for England
- Government legislation, Local Authority Regulations,
- Recommendations, Requirements and Byelaws.
- DW172
- Health and Safety at Work etc Act, including current regulations and Statutory Instructions issued by the Health & Safety Executive.
- British Standards and Codes of Practice.
- Local Authority Planning Requirements.

3. Option One - Utilising the existing central Lightwell.

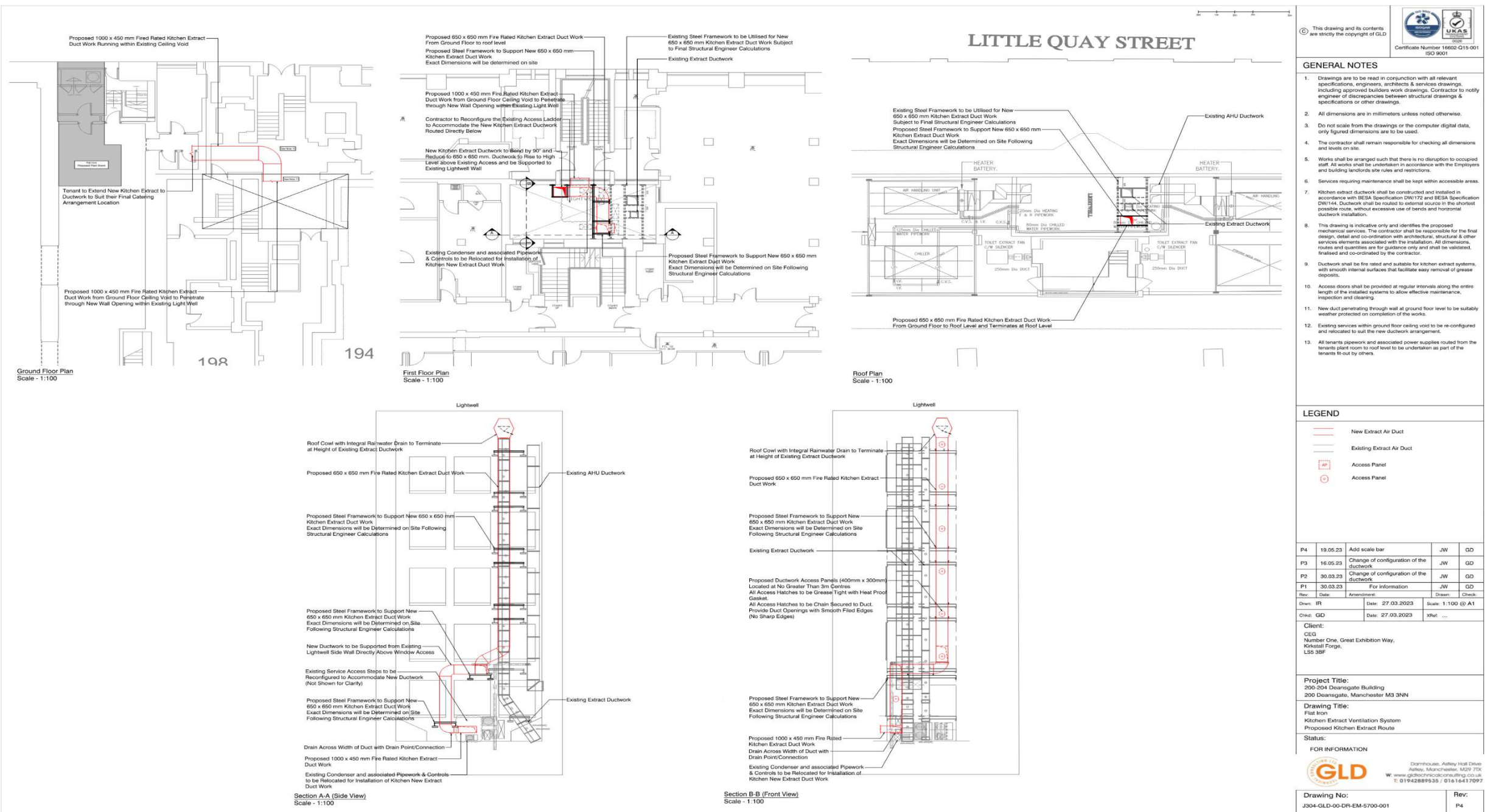
Located within the central lightwell of the building, are existing fire rated ductwork installations which has been previously installed as part of the fit-out of the existing Manahatta and Federal Café shop units. This Option proposes to utilise this existing lightwell route to accommodate the new tenants kitchen extract ductwork and to discharge up at roof level. The new fire rated extract ductwork would utilise the existing steelwork structural support, wherever possible, which would be supplemented with new where required.

At roof level, the new ductwork would discharge within the central plant space and would be lower than the height of the existing perimeter pitched roof ridge, similar to the height of the existing fire rated kitchen extract ductwork – generally as indicated on drawing J304-GLD-00-DR-EM-5700-001 Rev P4 (see Fig 3.1 on the following page).

However, in order to accommodate this new ductwork route, existing M&E plant sited within the existing ground floor circulation ceiling void and at the base of the lightwell itself, will need to be relocated. The existing access steps within the lightwell, which currently lead to first floor level, will also require reconfiguring in order to accommodate the new kitchen extract ductwork. New structural penetrations will be required within the existing lightwell brick elevation at ground floor level, immediately below the existing access steps, to allow the new ductwork to enter into the lightwell. Further penetrations will also be required in the light well wall in order to accommodate the additional ductwork steel support systems.

The benefit of this option, from a planning and listed building consent perspective, is that it utilises an established route and discharge location at roof level and will not be audible to the existing building occupants. However, the ground floor works and structural penetrations through the light well itself, are likely to be disruptive to existing building occupants whilst these works are undertaken.

Fig 3.1 - Option 1 – Utilising the existing Lightwell.



4. Option Two - Utilising the existing redundant Goods Lift Shaft

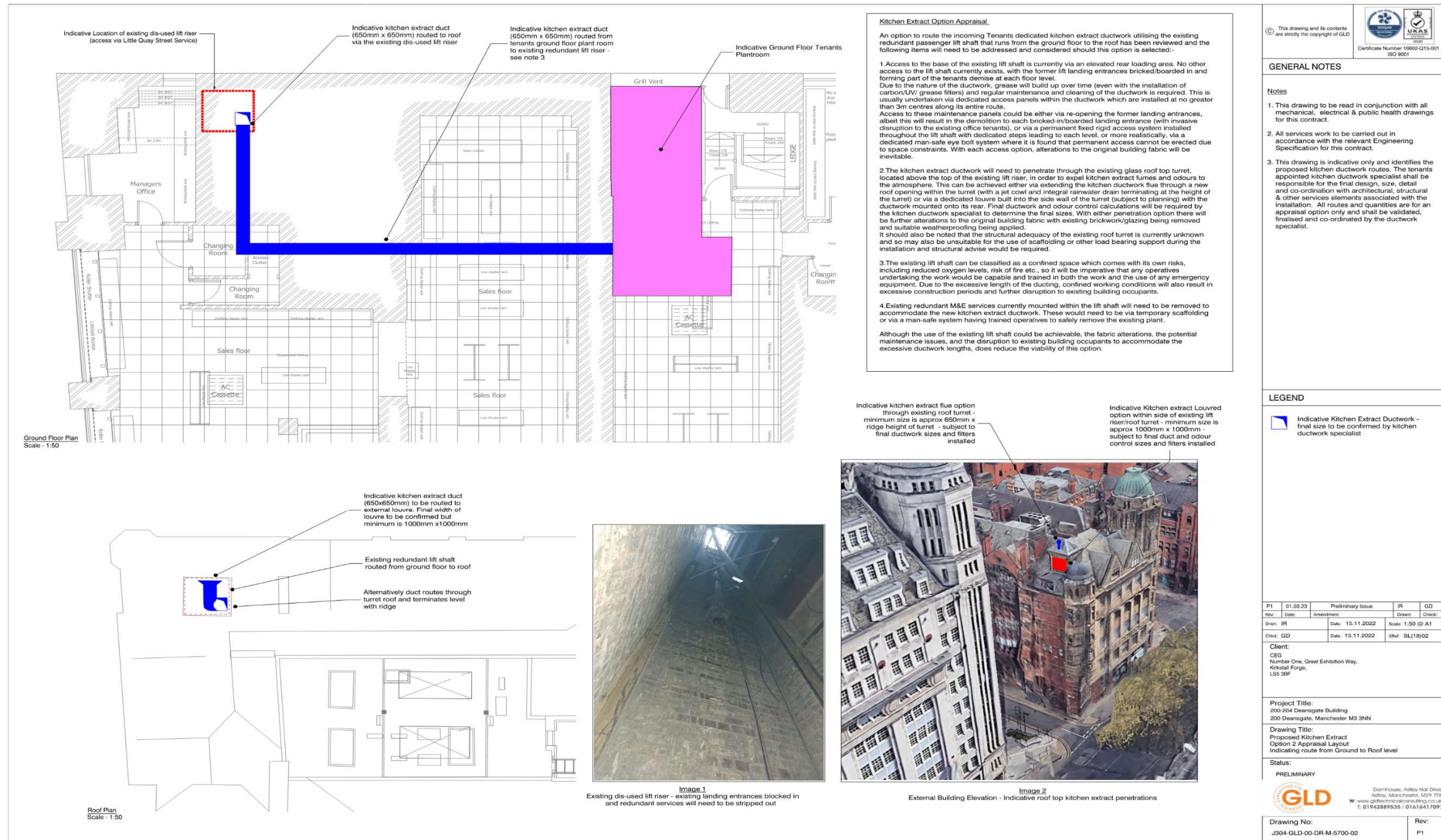
This option proposes to route the incoming Tenants dedicated kitchen extract ductwork utilising the existing vertical redundant goods lift shaft that runs from the ground floor to the roof level. The new ductwork would discharge at roof level either through the side or roof of the redundant goods lift shaft structure – generally as indicated on drawing J304-GLD-00-DR-M-5700-002 Rev P1 (see Fig 4.1 on the following page).

The following items will need to be considered and addressed if this is to be a viable option:-

- The existing lift shaft can be classified as a confined space which comes with its own risks, including reduced oxygen levels, risk of fire etc, so it will be imperative that any operatives undertaking the work would be capable and trained in both the work and the use of any emergency equipment. Due to the excessive length of the ducting, confined working conditions will also result in excessive construction periods and further disruption to existing building occupants. Access to the base of the existing lift shaft is currently via an elevated rear loading area. No other access to the lift shaft currently exists, with the former lift landing entrances bricked/boarded in and forming part of the tenants demise at each floor level. Existing redundant lifting gear and associated M&E services remain in-situ within the shaft and these would need to be removed via temporary scaffolding or via a mansafe system having trained operatives to safely remove the existing plant to allow the installation of the new kitchen extract ductwork.
However, due to the age of the structure and existing redundant services, there is a potential asbestos issue which would need to be addressed if utilising this confined space is to be considered.
- Due to the nature of the kitchen extract ductwork, grease will build up over time and regular maintenance and cleaning of the ductwork is required. This is undertaken via dedicated internal access panels within the ductwork which are installed at no greater than 3m centres along its entire route. Access to these maintenance panels could be either via re-opening the former landing entrances, albeit this will result in the demolition to each bricked-in/boarded landing entrance (with invasive disruption to the existing office tenants – plus potential exposure to asbestos dust), or via a permanent fixed rigid access system installed throughout the lift shaft with dedicated steps leading to each level. Due to the existing space constraints in the shaft a more realistic access option would be via a dedicated mansafe eyebolt system sited at regular intervals within the shaft.
With each access option, alterations to the original building fabric will be inevitable to accommodate both the extract ductwork and the associated maintenance points.
- The kitchen extract ductwork will need to penetrate through the existing glass roof top turret, located above the top of the existing lift riser, in order to discharge kitchen extract fumes and odours to the atmosphere. This can be achieved either via extending the kitchen ductwork flue through a new roof opening within the turret (with a jet cowl and integral rainwater drain terminating at the height of the turret) or via a dedicated louvre built into the side wall of the turret with the ductwork mounted onto its rear. Final ductwork and odour control calculations will be required by the kitchen ductwork specialist to determine the final sizes. With either penetration option there will be further alterations to the original building fabric with existing brickwork/glazing being removed and suitable weatherproofing being applied. It should also be noted that the structural adequacy of the existing roof turret is currently unknown and so may also be unsuitable for the use of scaffolding or other load bearing support during the installation and structural advice would be required.

Although the use of the existing lift shaft could be achievable, the fabric alterations, the potential asbestos issues, potential maintenance issues, and the inevitable disruption to the existing building occupants to accommodate the excessive ductwork lengths, does reduce the viability of this option.

Fig 4.1 - Option 2 – Utilising the existing Redundant Goods Lift Shaft



5. Option Three - Utilising the existing External Ground Floor Louvres

This option proposes to route the incoming Tenants dedicated kitchen extract ductwork utilising the existing vertical ground floor louver openings mounted externally to the rear of the incoming Tenants demise. The existing louvres form the boundary of an internal plant space, currently serving the existing Retail Unit that the new incoming Tenant is to occupy. The new fire rated kitchen extract ductwork would route from the new tenants dedicated Ground floor plant room directly to an enlarged perimeter weatherproof louvred opening which would be installed to replace the existing louvres to discharge at high level at ground floor level generally as indicated on drawing J304-GLD-00-DR-M-5700-003 Rev P2 (see Fig 5.1 on the following page).

Existing perimeter supply louvres, currently serving an existing ground floor plant demise, are to be replaced with new to provide the fresh air system into the new kitchen demise.

Existing glazing and perimeter mounted extract fans are to be replaced with new weatherproof louvres in order to provide the Tenants general supply and extract ventilation systems.

From an installation and maintenance perspective this is the preferred Option as this would only require minimal external visual alterations to a number of the existing louvres and glazing to the rear of the unit and would provide minimal disruption to the existing building tenants. Maintenance can be undertaken at a safe working height and access requirements to clean the ductwork are considerable reduced due to the short lengths.

The following items will need to be considered and addressed if this was the preferred option:-

- Unlike the previous two options, the new kitchen extract would be discharged at Ground floor level (approx. 3m above pavement level) rather than at roof level. The installation of odour counteraction and neutralisation filtering systems, along with appropriate carbon absorption, grease filtering systems would need to be installed within the kitchen extract system to mitigate potential odour discharge issues.
- The existing redundant Air conditioning unit and associated M&E services currently located within the unoccupied plant area will need to be isolated and stripped out a part of the new tenants plantroom construction works.
- The location of the existing louver openings will ultimately lead to recirculation of the discharge air into the existing unoccupied plant space. The new fire rated ductwork should ideally be sealed to the rear of the new weatherproof louver to help reduce the recirculation of the discharge air. If the new tenants plant space is constructed and kept separate to this unoccupied space, then the recirculated air would not be such an issue.

Indicative kitchen extract duct (min 650x650mm) routed from tenants ground floor plant room to new perimeter extract louvre

650x650mm Kitchen extract duct to discharge at high level through a new external Weatherproof louvre

Indicative Ground Floor Tenants Plant room - Final Layout of Kitchen Extract Plant to be confirmed by Tenant

7. Kitchen extract ductwork shall be constructed and installed in accordance with BESA Specification DW1722 and BESA Specification DW144. Ductwork shall be routed to external louvre in the shortest possible route, without excessive use of bends and horizontal ductwork installation.

Ground Floor Plan Scale - 1:50

Kitchen Extract Option 3 Appraisal.

An option to route the incoming Tenants dedicated kitchen extract ductwork utilising the existing ground floor perimeter Extract Louvre openings has been reviewed and the following items will need to be addressed and considered should this option be selected:-

1. The kitchen extract ductwork will need to terminate onto a new perimeter weatherproof metal louvre with the necessary modification to the rear of this louvre being made to ensure the correct seal between the louvre and extract ductwork is achieved. Odour however may still recirculate into the existing unoccupied plant space which may not be an issue.
2. Existing perimeter structural openings will be required to accommodate the larger Kitchen Extract Louvre. Existing glazing will need to be removed and replaced with new weatherproof sealed louvres for general Tenants Supply and Extract air systems.
3. The new fire rated kitchen extract ductwork installation will need to be constructed and installed in accordance with DW172 & DW144. Due to the height and positioning of the existing external louvres, the correct installation of grease and odour control filters, and the maintenance of such filters will be essential.
4. The new tenants kitchen extract fan equipment, ductwork and filter housings will need to be mounted and installed so as not to give rise to a noise nuisance. Any noise generated by the extraction or supply systems as a whole will not exceed the pre-existing hourly background noise level by more than 5db(A).
5. Existing M&E redundant services within the plant area adjacent the external supply louvres will need to be isolated and stripped out in order to accommodate the new tenants plant equipment and new tenants kitchen supply louvres.

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GENERAL NOTES

Notes

1. This drawing to be read in conjunction with all mechanical, electrical & public health drawings for this contract.
2. All services work to be carried out in accordance with the relevant Engineering Specification for this contract.
3. This drawing is indicative only and identifies the proposed kitchen ductwork routes. The tenants appointed kitchen ductwork specialist shall be responsible for the final design, size, detail and co-ordination with architectural, structural & other services elements associated with the installation. All routes and quantities are for an appraisal option only and shall be validated, finalised and co-ordinated by the ductwork specialist.
4. Refer to FWP Refrigeration and Ventilation Layout (22329 004 Rev A) for proposed sizes of new tenant external louvres

LEGEND

Indicative Kitchen Extract Ductwork final size to be confirmed by kitchen ductwork specialist

Existing Extract Louvre openings to be removed and replaced with new modern weatherproof louvre serving new Tenants Kitchen Extract Discharge. See Tenants proposed louvre layout opposite

Existing Supply Louvre to be removed and replaced with modern weatherproof louvre serving new Tenants General Supply and Extract Systems. See Tenants proposed louvre layout opposite

Existing glazing and extract fans to be removed and replaced with modern weatherproof louvre serving new Tenants General Supply and Extract Systems. See Tenants proposed louvre layout opposite

PROPOSED ELEVATION ON REAR ALONG LITTLE QUAY STREET - NTS

Image 1
External Ground Floor Elevation Facing Quay Street - Existing Supply & Extract Louvre Locations

P2	16.06.23	Tenants Proposed Louvres added	IR	GD
P1	01.03.23	Preliminary Issue	IR	GD
Rev.	Date	Amendment	Drawn	Check
Dwn:	IR	Date: 15.11.2022	Scale: 1:50 @ A1	
Chk:	GD	Date: 15.11.2022	xref: SL(16/02	

Client:
GEO
Number One, Great Exhibition Way,
Kirkstall Forge,
LS13 3HF

Project Title:
200-204 Deansgate Building
200 Deansgate, Manchester M3 3NN

Drawing Title:
Proposed Kitchen Extract
Option 3 Appraisal Layout
Indicating Ground Floor Route

Status:

PRELIMINARY

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Drawing No:
J304-GLD-00-DR-M-5700-03

Rev:

P2

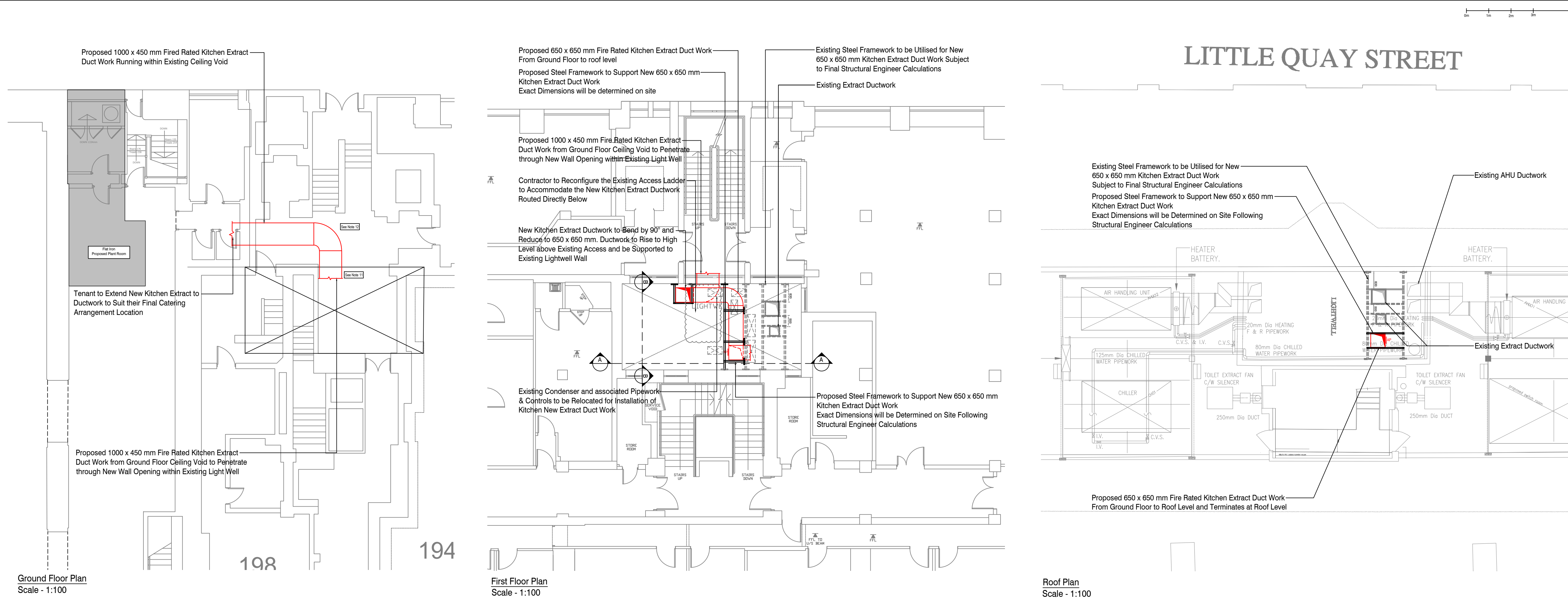
6. Appendix A

Refer to the separate GLD layouts that accompany this report:-

J304-GLD-00-DR-EM-5700-001 Rev P4 – Option 1

J304-GLD-00-DR-EM-5700-002 Rev P1 – Option 2

J304-GLD-00-DR-EM-5700-003 Rev P2 – Option 3



LITTLE QUAY STREET

- GENERAL NOTES**
- Drawings are to be read in conjunction with all relevant specifications, engineers, architects & services drawings, including approved builders work drawings. Contractor to notify engineer of discrepancies between structural drawings & specifications or other drawings.
 - All dimensions are in millimeters unless noted otherwise.
 - Do not scale from the drawings or the computer digital data, only figured dimensions are to be used.
 - The contractor shall remain responsible for checking all dimensions and levels on site.
 - Works shall be arranged such that there is no disruption to occupied staff. All works shall be undertaken in accordance with the Employers and building landlords site rules and restrictions.
 - Services requiring maintenance shall be kept within accessible areas.
 - Kitchen extract ductwork shall be constructed and installed in accordance with BESA Specification DW/172 and BESA Specification DW/144. Ductwork shall be routed to external source in the shortest possible route, without excessive use of bends and horizontal ductwork installation.
 - This drawing is indicative only and identifies the proposed mechanical services. The contractor shall be responsible for the final design, detail and co-ordination with architectural, structural & other services elements associated with the installation. All dimensions, routes and quantities are for guidance only and shall be validated, finalised and co-ordinated by the contractor.
 - Ductwork shall be fire rated and suitable for kitchen extract systems, with smooth internal surfaces that facilitate easy removal of grease deposits.
 - Access doors shall be provided at regular intervals along the entire length of the installed systems to allow effective maintenance, inspection and cleaning.
 - New duct penetrating through wall at ground floor level to be suitably weather protected on completion of the works.
 - Existing services within ground floor ceiling void to be re-configured and relocated to suit the new ductwork arrangement.
 - All tenants pipework and associated power supplies routed from the tenants plant room to roof level to be undertaken as part of the tenants fit-out by others.

- LEGEND**
- New Extract Air Duct
 - Existing Extract Air Duct
 - Access Panel
 - Access Panel

P4	19.05.23	Add scale bar	JW	GD
P3	16.05.23	Change of configuration of the ductwork	JW	GD
P2	30.03.23	Change of configuration of the ductwork	JW	GD
P1	30.03.23	For information	JW	GD
Rev:	Date:	Amendment:	Drawn:	Check:
Drwn:	IR	Date:	27.03.2023	Scale: 1:100 @ A1
Chkd:	GD	Date:	27.03.2023	XRef: ...

Client:
CEG
Number One, Great Exhibition Way,
Kirkstall Forge,
LS5 3BF

Project Title:
200-204 Deansgate Building
200 Deansgate, Manchester M3 3NN

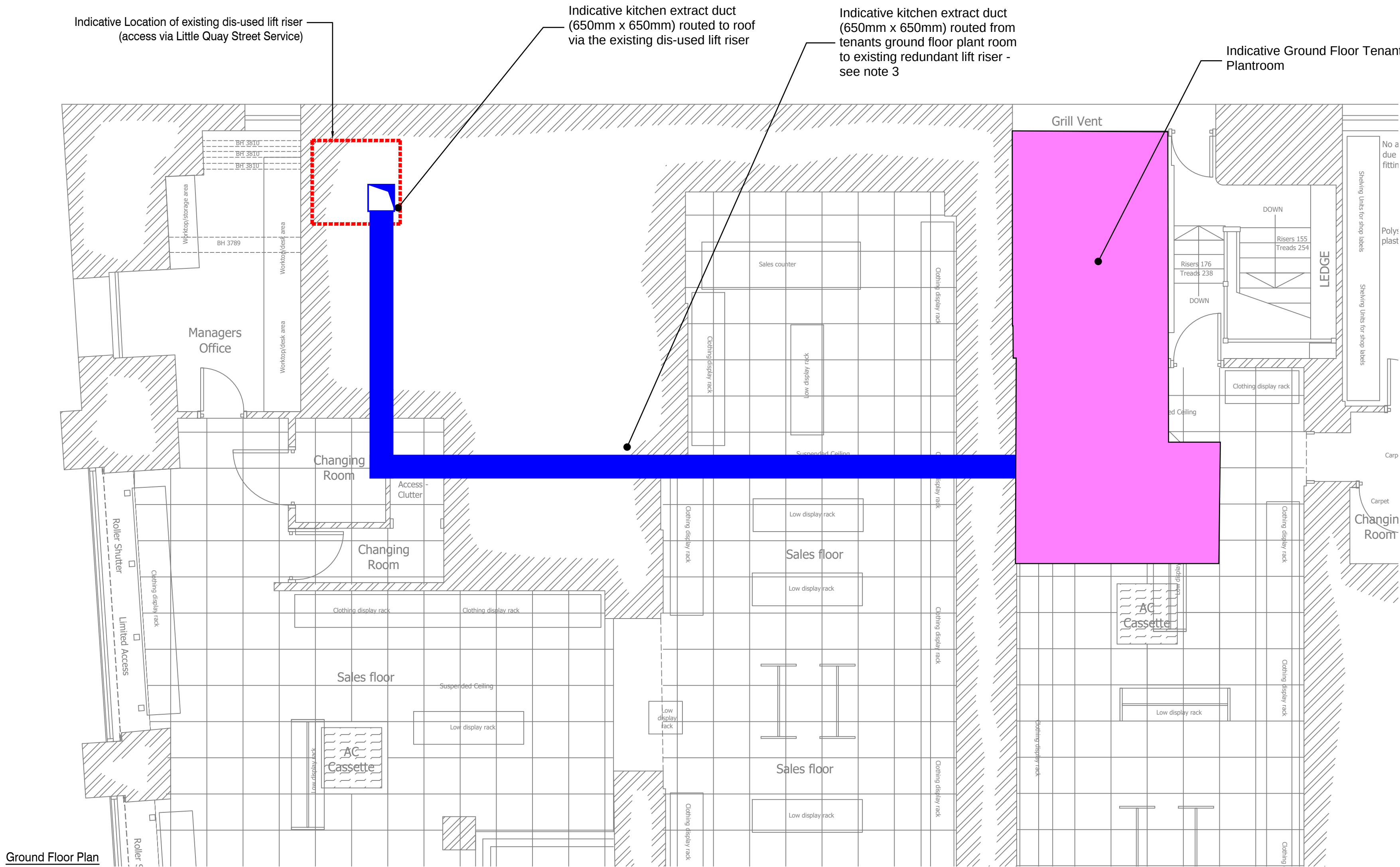
Drawing Title:
Flat Iron
Kitchen Extract Ventilation System
Proposed Kitchen Extract Route

Status:
FOR INFORMATION

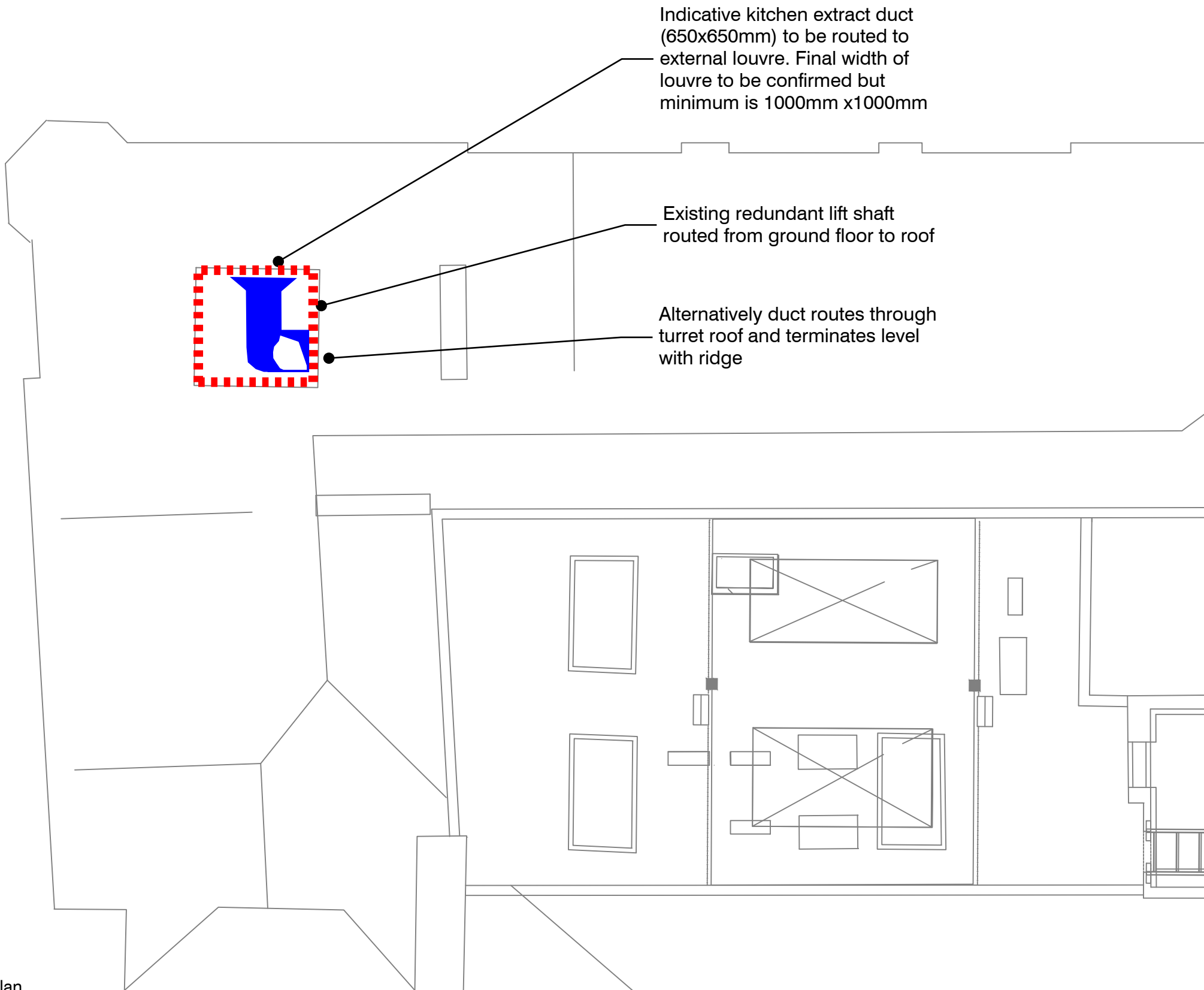
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Drawing No:
J304-GLD-00-DR-EM-5700-001

Rev:
P4



Ground Floor Plan
Scale - 1:50



Roof Plan
Scale - 1:50



Image 1
Existing dis-used lift riser - existing landing entrances blocked in and redundant services will need to be stripped out

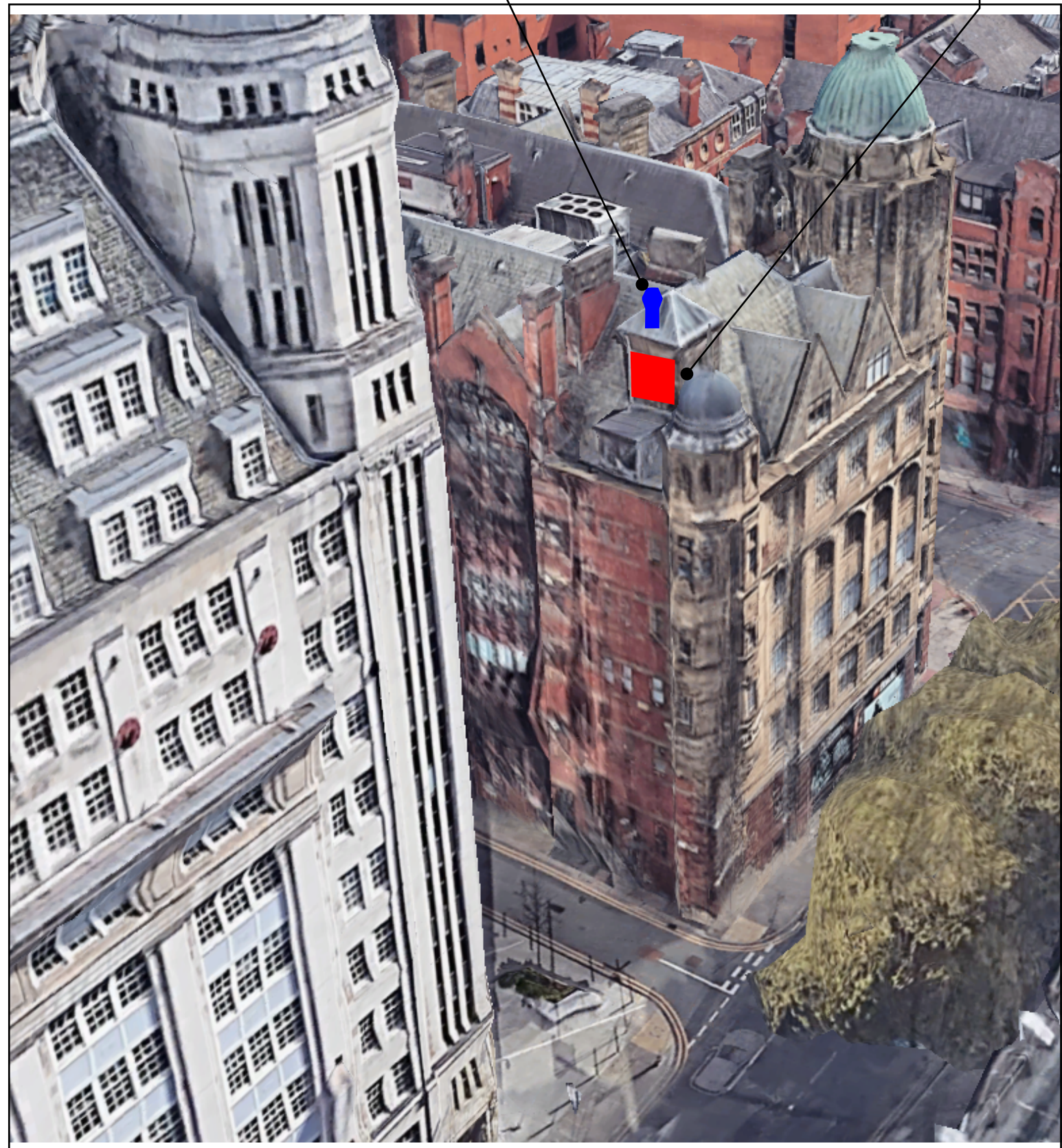


Image 2
External Building Elevation - Indicative roof top kitchen extract penetrations

Kitchen Extract Option Appraisal

An option to route the incoming Tenants dedicated kitchen extract ductwork utilising the existing redundant passenger lift shaft that runs from the ground floor to the roof has been reviewed and the following items will need to be addressed and considered should this option be selected:-

1. Access to the base of the existing lift shaft is currently via an elevated rear loading area. No other access to the lift shaft currently exists, with the former lift landing entrances bricked/boarded in and forming part of the tenants demise at each floor level. Due to the nature of the ductwork, grease will build up over time (even with the installation of carbon/UV/ grease filters) and regular maintenance and cleaning of the ductwork is required. This is usually undertaken via dedicated access panels within the ductwork which are installed at no greater than 3m centres along its entire route.

Access to these maintenance panels could be either via re-opening the former landing entrances, albeit this will result in the demolition to each bricked-in/boarded landing entrance (with invasive disruption to the existing office tenants), or via a permanent fixed rigid access system installed throughout the lift shaft with dedicated steps leading to each level, or more realistically, via a dedicated man-safe eye bolt system where it is found that permanent access cannot be erected due to space constraints. With each access option, alterations to the original building fabric will be inevitable.

2. The kitchen extract ductwork will need to penetrate through the existing glass roof top turret, located above the top of the existing lift riser, in order to expel kitchen extract fumes and odours to the atmosphere. This can be achieved either via extending the kitchen ductwork flue through a new roof opening within the turret (with a jet cowl and integral rainwater drain terminating at the height of the turret) or via a dedicated louvre built into the side wall of the turret (subject to planning) with the ductwork mounted onto its rear. Final ductwork and odour control calculations will be required by the kitchen ductwork specialist to determine the final sizes. With either penetration option there will be further alterations to the original building fabric with existing brickwork/glazing being removed and suitable weatherproofing being applied.

It should also be noted that the structural adequacy of the existing roof turret is currently unknown and so may also be unsuitable for the use of scaffolding or other load bearing support during the installation and structural advice would be required.

3. The existing lift shaft can be classified as a confined space which comes with its own risks, including reduced oxygen levels, risk of fire etc., so it will be imperative that any operatives undertaking the work would be capable and trained in both the work and the use of any emergency equipment. Due to the excessive length of the ducting, confined working conditions will also result in excessive construction periods and further disruption to existing building occupants.

4. Existing redundant M&E services currently mounted within the lift shaft will need to be removed to accommodate the new kitchen extract ductwork. These would need to be via temporary scaffolding or via a man-safe system having trained operatives to safely remove the existing plant.

Although the use of the existing lift shaft could be achievable, the fabric alterations, the potential maintenance issues, and the disruption to existing building occupants to accommodate the excessive ductwork lengths, does reduce the viability of this option.

Indicative kitchen extract flue option through existing roof turret - minimum size is approx 650mm x ridge height of turret - subject to final ductwork sizes and filters installed

Indicative Kitchen extract Louvre option within side of existing lift riser/roof turret - minimum size is approx 1000mm x 1000mm - subject to final duct and odour control sizes and filters installed

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Certificate Number 16602-Q15-001
ISO 9001

GENERAL NOTES

Notes

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2. All services work to be carried out in accordance with the relevant Engineering Specification for this contract.

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LEGEND

 Indicative Kitchen Extract Ductwork - final size to be confirmed by kitchen ductwork specialist

P1	01.03.23	Preliminary Issue	IR	GD
Rev:	Date:	Amendment:	Drawn:	Check:
Drwn:	IR	Date: 15.11.2022	Scale: 1:50 @ A1	
Chkd:	GD	Date: 15.11.2022	XRef: SL(18)02	

Client:
CEG
Number One, Great Exhibition Way,
Kirkstall Forge,
LS5 3BF

Project Title:
200-204 Deansgate Building
200 Deansgate, Manchester M3 3NN

Drawing Title:
Proposed Kitchen Extract
Option 2 Appraisal Layout
Indicating route from Ground to Roof level

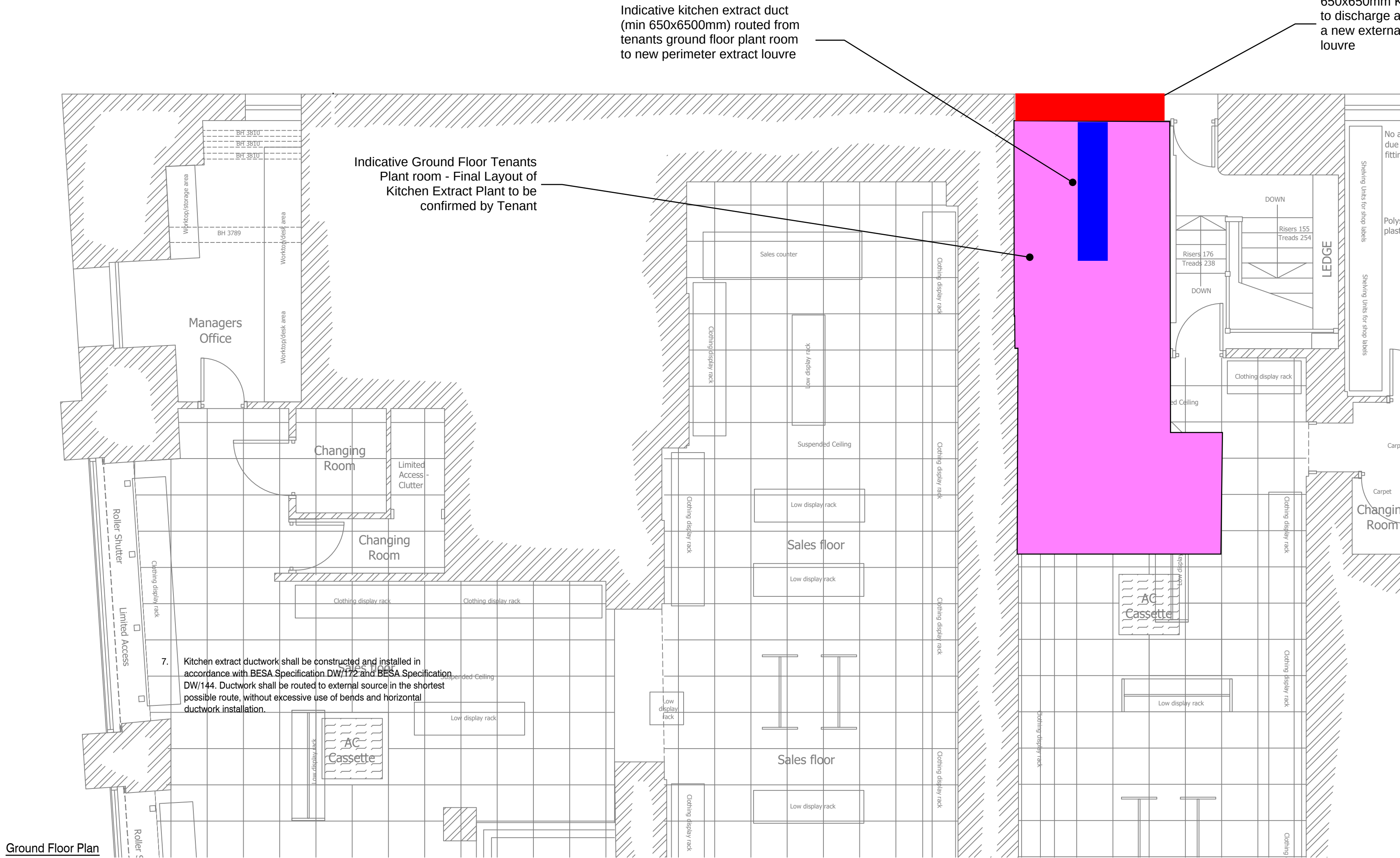
Status:
PRELIMINARY



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Drawing No:
J304-GLD-00-DR-M-5700-02

Rev:
P1



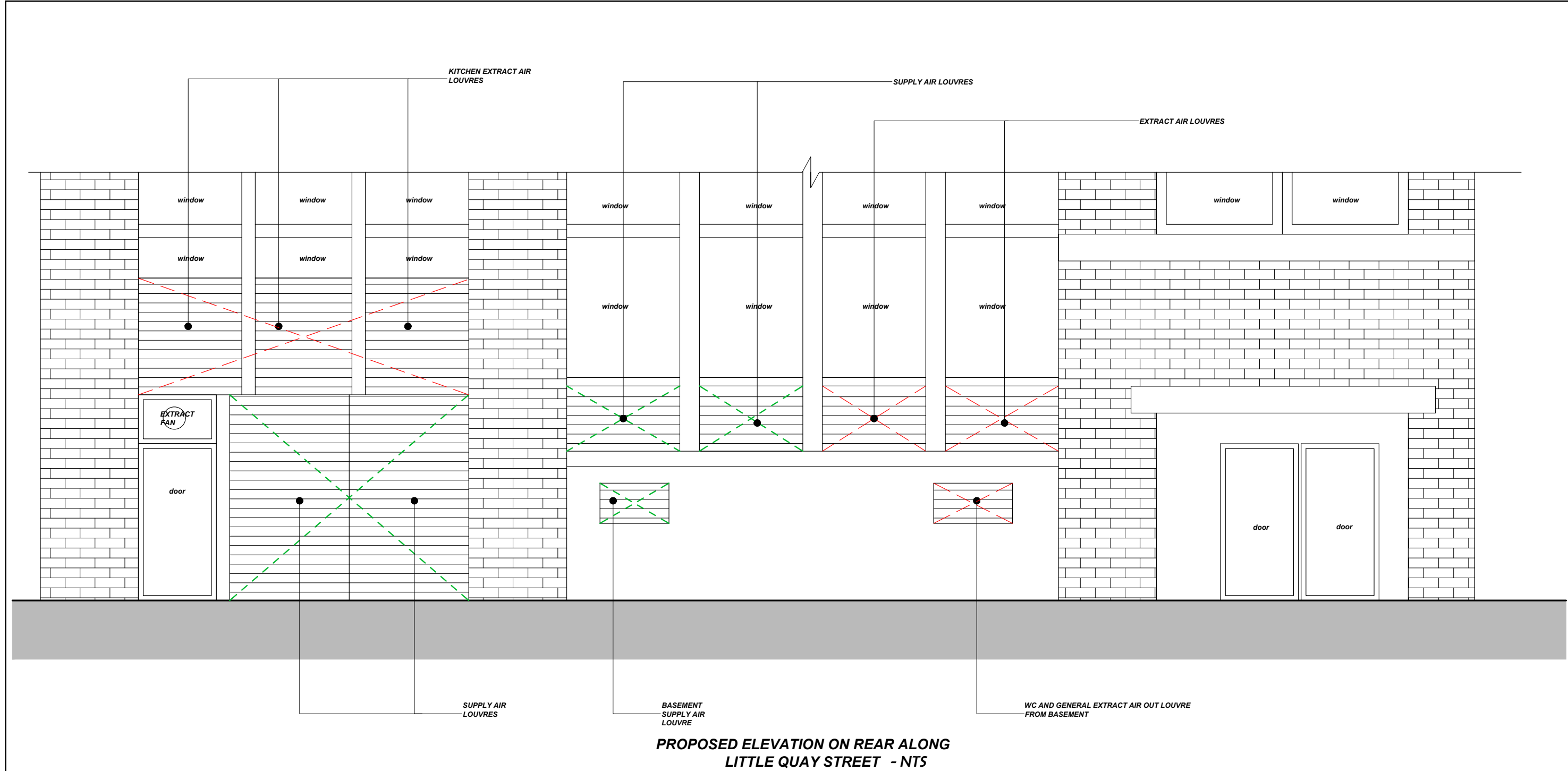
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LEGEND

- Indicative Kitchen Extract Ductwork - final size to be confirmed by kitchen ductwork specialist



Existing Extract Louvre openings to be removed and replaced with new modern weatherproof louvre serving new Tenants Kitchen Extract Discharge. See Tenants proposed louvre layout opposite

Existing Supply Louvre to be removed and replaced with modern weatherproof louvre serving new Tenants Kitchen Supply Air. See Tenants proposed louvre layout opposite

Existing glazing and extract fans to be removed and replaced with modern weatherproof louvre serving new Tenants General Supply and Extract Systems. See Tenants proposed louvre layout opposite



Image 1
External Ground Floor Elevation Facing Quay Street - Existing Supply & Extract Louvre Locations

P2	16.06.23	Tenants Proposed Louvres added	IR	GD
P1	01.03.23	Preliminary Issue	IR	GD
Rev:	Date:	Amendment:	Drawn:	Check:
Drwn:	IR	Date:	15.11.2022	Scale: 1:50 @ A1
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Project Title:
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Drawing Title:
Proposed Kitchen Extract
Option 3 Appraisal Layout
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