

**Planning**

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Application for Planning Permission; Listed Building Consent for alterations, extension or demolition of a listed building**Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended)****Publication of applications on planning authority websites**

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

Mr

First name

Stuart

Surname

Lockwood

Company Name

The University of Manchester

Address

Address line 1

John Rylands Research Institute and Library

Address line 2

148-158 Deansgate

Address line 3

Town/City

Manchester

County

Greater Manchester

Country

UK

Postcode

M3 3EH

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mr

First name

Rory

Surname

Chisholm

Company Name

Donald Insall Associates Ltd

Address

Address line 1

Ducie House 37 Ducie Street

Address line 2

Address line 3

Town/City

Manchester

County

Greater Manchester

Country

United Kingdom

Postcode

M1 2JW

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of the Proposal

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. [View government planning guidance on fire statements](#) or [access the fire statement template and guidance](#).
- **Permission In Principle** - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or [view government planning guidance on determination periods](#).

Description

Please describe details of the proposed development or works including details of proposals to alter, extend or demolish the listed building(s)

MEP upgrades and targeted alterations to the Grade I listed neo-gothic library building and research institute. This building is formed of an 1890s library, with extensions from the 1920s, 1960s and 2007.

The building is simultaneously a working research institute, exhibition space, special collections archive, a library and a highly popular public attraction. The 'Next Chapter project' brief aspires to make a number of improvements to these varied functions, in two key themes:

1. Improving staff working conditions - Through sensitive updates to power, data, lighting and air conditions.
2. Better connect building users and visitors with the wide range of learning resources spread across the Rylands - Through targeted alterations to key areas of the building; improving circulation routes, easing access between collections, increasing visibility between separate areas of the building, improving exhibition spaces, reusing under-utilised spaces as workspaces and teaching spaces, and providing an improved public experience.

Works associated with item 1 include: Carefully routed new power/ data and associates high quality joinery and fittings, improved lighting fittings to suit a modern working environment, air conditioning (both mechanical and passive) as required by both the collections and a modern staff working standards.

Works associated with item 2 include: New level-access between separate parts of the building (including sensitive new openings in existing walls), new fire escape routes (including sensitive new openings in existing walls), minor areas of tanking, inclusion of modern walls and partitions (clearly subservient to historic fabric), installing new exhibitions cases and associated power, fixing improved lighting and audio capabilities to historic fabric, reinstating/reinterpreting covered historic windows (within internal atrium), provision of high quality audio/visual items in modern parts of the building, additional seating/ planting/ wayfinding outside the entrance to the building, small areas of secondary glazing to more modern parts of the building, expanded plant kit compound on existing flat roof.

More intrusive works are generally focused on the modern parts of the building, with minor exceptions where some intrusive works to (back of house) parts of the historic building provide a very high benefits to building users and the public.

Has the development or work already been started without consent?

- ☐ Yes
☒ No

Listed Building Grading

What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

- ☐ Don't know
☒ Grade I
☐ Grade II*
☐ Grade II

Is it an ecclesiastical building?

- ☐ Don't know
☐ Yes
☒ No

Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

- ☐ Yes
☒ No

Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

☐ Yes

☒ No

Listed Building Alterations

Do the proposed works include alterations to a listed building?

☒ Yes

☐ No

If Yes, do the proposed works include

a) works to the interior of the building?

☒ Yes

☐ No

b) works to the exterior of the building?

☒ Yes

☐ No

c) works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

☐ Yes

☒ No

d) stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)?

☒ Yes

☐ No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed. Also include the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

Justification for all building alterations is provided in the 'Heritage, Design and Access Statement' submitted with this application (supported by the appended Statutory List Descriptions, Historic Plans, Gazetteer, Planning Policy & Guidance and 2015 Conservation Plan submitted with this application).

Drawn details of the alterations are listed below, along with the associated drawings which have been submitted with this application.

1890s Building, Cellars:

- New glazed screen inserted into existing brick arch [Drawings 3002, 4000, 4321 by Donald Insall Associates. Drawings xxxxx by WML.]
- New openings into historic cellars from modern ground floor [Drawings 3003, 4000, 4110, 4310, 4910 by Donald Insall Associates. Drawings 3110, 3115 by WML.]
- New fire escape doors in existing cellar rooms [Drawings 3000, 3001, 4000, 4318, 4319 by Donald Insall Associates. Drawing 3120 by WML.]
- New decorative grilles to replace existing modern vents. [Drawings 4000, 4318 by Donald Insall Associates. Drawing 01B/3001 by Hoare Lea.]

1890s Building, First Floor:

- Existing built-in book shelves adapted to house collections and associated lighting [Drawing 4001, 4311, 4312 by Donald Insall Associates. Methodology document by Nissen Richards Associates].

Extension Buildings, Ground Floor:

- Modern revolving door replaced with feature entrance lobby [Drawing 3052, 4051, 4150, 4350, 4950 by Donald Insall Associates. Drawings 0010 by WML. Drawings 10A-D60-E-3001, 10A-D60-M-3001, 10A-D60-E-3002 by Hoare Lea].
- New shading screens and glass screens fixed to existing modern columns in modern entrance room [Drawings 4051, 4151, 4152, 4351, 4951, 4952 by Donald Insall Associates. Drawings 10A-D60-M-3001 by Hoare Lea].
- Previously demolished window in 1920s building reinstated. [Drawing 3050, 4051, 4158, 4352 by Donald Insall Associates.]

Extension Buildings, First Floor:

- New opening in 1960s wall, to form direct access into 2007 building [Drawings 3051, 4052, 4157, 4359, 4957 by Donald Insall Associates. Drawings 3130 by WML.]
- Routing new air ducts through existing building fabric [Drawing 4052, 4156, 4358 by Donald Insall Associates. Drawing 3140 by WML. Drawings 10A-D60-M-3001, 20A-D60-M-3001, 40A-D60-M-3001 by Hoare Lea].

Extension Buildings, Roof space:

- Expansion of existing plant kit compound [Drawings 3053, 4055 by Donald Insall Associates. Drawing 4001 by WML. Drawings 50A-D60-CS-3001 by Hoare Lea].

Materials

Does the proposed development require any materials to be used?

- ☒ Yes
☐ No

Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material) demolition excluded

Type:

External walls

Existing materials and finishes:

Curtain wall glazing system.

Proposed materials and finishes:

Curtain wall glazing system retained as-existing, with solar film applied.

Type:

Windows

Existing materials and finishes:

Leaded lights with modern mechanical vents installed to part of the window.

Proposed materials and finishes:

Leaded lights retained as existing, and modern vents replaced with bespoke decorative metal grilles to match adjacent leaded light pattern.

Proposed vents to be larger than existing, requiring some removal of existing leaded light glazing.

Type:

External doors

Existing materials and finishes:

Modern glazed revolving doors.

Proposed materials and finishes:

Glazed sliding doors in a slimline metal frame, set within a bespoke sculptural dark metal entrance lobby.

Type:

Ceilings

Existing materials and finishes:

2no modern plastic lay-in grid ceilings.

Proposed materials and finishes:

2no lay-in grid ceiling with in-build lighting and ventilation (one of a dark material as per the requirements of a modern Imaging Suite).

Type:

Internal walls

Existing materials and finishes:

Masonry wall (painted on one side), with some areas of glazed tile/ brick.

Proposed materials and finishes:

Masonry wall (painted on one side), with some areas of glazed tile/ brick retained as-existing. Where 2no new openings are to be formed, an exposed, smooth, contemporary concrete 'goalpost' to be installed within new threshold.

Type:

Floors

Existing materials and finishes:

Assumed concrete or stone floor, with inset fired clay tiles/ bricks.

Proposed materials and finishes:

New concrete floor at a lower level, with retained fired clay tiles/ bricks relocated in lowered floor.

Type:

Internal doors

Existing materials and finishes:

Instances of varnished timber, modern glazed revolving.

Proposed materials and finishes:

Instances of varnished timber, modern glazed sliding and side hung.

Type:

Vehicle access and hard standing

Existing materials and finishes:

Modern stone flags.

Proposed materials and finishes:

Modern stone flags and small areas of self-bound gravel.

Type:

Lighting

Existing materials and finishes:

Historic dark wrought iron, historic pendant with alabaster shade, modern dark or grey track/ spot, in-built exhibition case lights.

Proposed materials and finishes:

Historic dark wrought iron retained, historic pendant with alabaster shade retained, modern dark or grey track/ spot, in-built exhibition case lights, some instances of inset LED spots to modern entrance lobby.

Type:

Other

Other (please specify):

Louvers

Existing materials and finishes:

Modern light grey louvres.

Proposed materials and finishes:

Modern dark metal louvres.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

☒ Yes

☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

Drawing by Donald Insall Associates. Including General Arrangement plans 4000, 4001, 4002, 4003, 4004, 4050, 4051, 4052, 4053, 4054, 4055, 4111. Including Key Area Details 4110, 4150, 4151, 4152, 4153, 4154, 4155, 4156, 4157, 4158, 4910, 4950, 4951, 4952, 4953, 4954, 4955, 4956, 4957, 4958. Including Room Data Sheets 4310, 4311, 4312, 4313, 4314, 4315, 4316, 4317, 4318, 4319, 4320, 4321, 4322, 4323, 4350, 4351, 4352, 4353, 4354, 4355, 4356, 4357, 4358, 4359, 4360.

Site Area

What is the measurement of the site area? (numeric characters only).

2540.00

Unit

Sq. metres

Existing Use

Please describe the current use of the site

A research institute, exhibitions spaces, events space, library and tourist destination.

Is the site currently vacant?

☐ Yes

☒ No

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

☐ Yes

☒ No

Land where contamination is suspected for all or part of the site

☐ Yes

☒ No

A proposed use that would be particularly vulnerable to the presence of contamination

☐ Yes

☒ No

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

☐ Yes

☒ No

Is a new or altered pedestrian access proposed to or from the public highway?

☐ Yes

☒ No

Are there any new public roads to be provided within the site?

☐ Yes

☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

☐ Yes

☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

☐ Yes

☒ No

Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

☒ Yes

☐ No

Please provide information on the existing and proposed number of on-site parking spaces

Vehicle Type:

Light goods vehicles / Public carrier vehicles

Existing number of spaces:

1

Total proposed (including spaces retained):

1

Difference in spaces:

0

Foul Sewage

Please state how foul sewage is to be disposed of:

- ☒ Mains sewer
☐ Septic tank
☐ Package treatment plant
☐ Cess pit
☐ Other
☐ Unknown

Are you proposing to connect to the existing drainage system?

- ☒ Yes
☐ No
☐ Unknown

If Yes, please include the details of the existing system on the application drawings and state the plan(s)/drawing(s) references

Drawing JRL-WML-ZZ-00B-D60-S-3010 from WML (Civil Engineer) notes where one new connection is needed; from a single new WC into the existing WCs below-ground drainage system.

Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's [Flood map for planning](#). You should also refer to national [standing advice](#) and your local planning authority requirements for information as necessary.)

- ☐ Yes
☒ No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- ☐ Yes
☒ No

Will the proposal increase the flood risk elsewhere?

- ☐ Yes
☒ No

How will surface water be disposed of?

- ☐ Sustainable drainage system
☒ Existing water course
☐ Soakaway

☐ Main sewer

☐ Pond/lake

Trees and Hedges

Are there trees or hedges on the proposed development site?

- ☒ Yes
☐ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

- ☐ Yes
☒ No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application. The local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

b) Designated sites, important habitats or other biodiversity features

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

c) Features of geological conservation importance

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

- ☐ Yes
☒ No

Have arrangements been made for the separate storage and collection of recyclable waste?

- ☐ Yes
☒ No

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- ☐ Yes
☒ No

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?
Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

- ☐ Yes
☒ No

Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

- ☒ Yes
☐ No

Existing Employees

Please complete the following information regarding existing employees:

Full-time

50

Part-time

0

Total full-time equivalent

50.00

Proposed Employees

If known, please complete the following information regarding proposed employees:

Full-time

50

Part-time

0

Total full-time equivalent

50.00

Hours of Opening

Are Hours of Opening relevant to this proposal?

- ☒ Yes
☐ No

Please add details of the of the Use Classes and hours of opening for each non-residential use proposed.

Following changes to Use Classes on 1 September 2020: The list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. Multiple 'Other' options can be added to cover each individual use. [View further information on Use Classes.](#)

If you do not know the hours of opening, select the Use Class and tick 'Unknown'

Use Class:

F1 - Learning and non-residential institutions

Unknown:

No

Monday to Friday:

Start Time:

10:00

End Time:

17:00

Saturday:

Start Time:

10:00

End Time:

17:00

Sunday / Bank Holiday:

Start Time:

End Time:

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

- ☐ Yes
☒ No

Is the proposal for a waste management development?

- ☐ Yes
☒ No

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

- ☐ Yes
☒ No

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- ☐ Yes
☒ No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☒ The agent
☐ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☒ Yes
☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

MCC John Rylands site visit - 23.05.2023

Date (must be pre-application submission)

23/05/2023

Details of the pre-application advice received

1. PRIOR ADVICE RECIEVED

Please note: In advance of the advice received below from the MCC site visit of 23.05.2023, multiple other consultations were also undertaken with MCC, The Victorian Society and Historic England at each RIBA Stage of the design process. All consultations with external stakeholders are listed below, and all feedback closely reflected the advice detailed in item 2 below:

- MCC (Paul Mason and Paula Burbicka), Stage 2 consultation, 12th August 2022.
- The Victorian Society, Stage 2 consultation, 3rd September 2022.
- Historic England, Stage 2 consultation, 6th October 2022.
- Historic England, Stage 3 consultation, 21st April 2023.
- The Victorian Society, Stage 3 consultation, 2nd May 2023.
- MCC (Anthony Mitchell and Paula Burbicka), Stage 3 consultation, 23rd May 2023.

2. MCC ADVICE RECIEVED 23.05.2023

Externals, entrance areas and the modern events space:

- New seating and planting should adhere to relevant regulations.
- The designs for the new entrance lobby were generally supported.
- No comments were raised relating to interventions within the retail area and events space.
- Strong justification for not reopening the historic entrance would be required.

Modern atrium:

- Insall presented two options for potentially providing views into the glass book stacks from the atrium. Option 1 would reinterpret the 'lost fifth lancet window' (in a contemporary reinterpretation). Option 2 would be a reduced version of this scheme, by simply replacing the existing glazing in one of the existing lancet windows with clear glass.
- MCC noted that Option 1 would be in-principle preferred as it did not require the removal of original building fabric. If Option 2 were to be pursued that the harm may be counter-balanced by the removal of some modern plasterboard to reveal the brickwork behind.

Cellars and new ramped cellar access:

- Designs received positively in-principle; any removal of historic fabric would need to be robustly justified, well detailed, and as much historic fabric as possible would need to be retained.
- As many of the removed glazed tiles and floor tiles should be retained and re-used as possible.
- It was requested that some shelves be left in the cellars where possible.
- Any new walls or screens in the cellars should be inset of the existing wall depth so that they can be read as secondary/ contemporary.
- It was requested that the detailing of the new fire door to the east of the cellars (opening outside the male Victorian WCs) would be in-keeping to the detailing of the adjacent doorway.

Exhibition spaces:

- Designs supported in-principle. A method statement would be required.

New Imaging Suite:

- As much existing fabric to be retained as possible.
- Secondary glazing supported.
- Existing ceiling to be investigated for retention.

Roof plant kit:

- Support for enlarging the compound, so long as new louvers were a high quality.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
- ☒ No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 & Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of **all** the land to which this application relates; **and** has the applicant been the sole owner for more than 21 days?

- ☐ Yes
- ☒ No

Can you give appropriate notice to **all** the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

- ☒ Yes
- ☐ No

Certificate Of Ownership - Certificate B

I certify/ The applicant certifies that:

- ☒ I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates; or
- ☐ The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.

* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years to run.

** 'agricultural tenant' has the meaning given in section 65(8) of the Town and Country Planning Act 1990.

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Number:

Suffix:

Address line 1:

Oxford Rd

Address Line 2:

Town/City:

Manchester

Postcode:

M13 9PL

Date notice served (DD/MM/YYYY):

27/06/2023

Person Role

☐ The Applicant

☒ The Agent

Title

Mr

First Name

Rory

Surname

Chisholm

Declaration Date

27/06/2023

☒ Declaration made

Declaration

I / We hereby apply for Full planning & listed building consent as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Katie Harries

Date

27/06/2023