

Manchester City Council
Planning
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30th June 2023

Dear Sir/Madam,

External installation of solar film to floors 2 – 8 of the south facing elevation of 1 Spinningfields Square, Manchester, M3 3LY.

Please find enclosed a full planning application for consent to install external solar film to floors 2 - 8 of the south facing elevation of 1 Spinningfields Square.

This application has been submitted by Cushman & Wakefield on behalf of NatWest Group via the Planning Portal.

Application Content

Together with this detailed covering letter, this application is supported by the following documents:

- Completed application form and certificate;
- Drawings:
 - Site Location Plan (ref: RBF62-MLA-XX-XX-DR-A-PL-099);
 - Existing Elevation (ref: RBF62-MLA-XX-XX-DR-A-PL-103);
 - Proposed Elevation (ref: RBF62-MLA-XX-XX-DR-A-PL-125);
 - Solar Film Specification; and
 - Example Photographs.

The Site

1 Spinningfields Square comprises a 8-storey building occupied by NatWest. The building comprises commercial uses at the ground floor level with offices above. NatWest are currently undertaking refurbishment works to ensure the building better meets their requirements.

The building is located within the Spinningfields area of the City Centre and the Deansgate Conservation Area. The building is not listed but is located close to a number of listed buildings including the John Rylands Library (Grade I listed) to the north, largely separated by an intervening building; Elliot House (Grade II listed) to the south-east; and 184 and 186 Deansgate (Grade II listed) to the south.

Pre-application Advice

Pre-application discussions have been undertaken with the Council to discuss the proposed installation of the film and a site visit was held with the Council on the 15th June 2023 to view a sample of the film on site. Following the site visit the Council confirmed that the installation of the film was acceptable providing that the film was installed to the full south facing elevation to minimise any impact on visual amenity.

Proposed Development

The proposal comprises the installation of solar film to floors 2 - 8 of the south facing elevation of the building.

The film is required in order to provide a reasonable indoor temperature for NatWest staff who occupy the building.

At the moment the existing building condition presents a significant heat gain which results in extreme temperatures being reached in excess of 40/50°C on warm days. The current condition means that NatWest will be unable to meet the legislative requirements set out in The Workplace (Health, Safety and Welfare) Regulations, which requires employers to provide a reasonable indoor temperature in the workplace.

The heat gain is too high in order to mitigate the solar gain by solely increasing the cooling ability and it is not possible to accommodate the number of fan coil units on these levels to serve the required cooling load. As such an alternative solution is needed in the form of solar film and blinds.

The solar film will be applied to the building externally and is a clear film which is subtle in its appearance.

Planning Assessment

The alteration to the south facing elevation will significantly reduce the solar gain of the building and will ensure that NatWest are able to meet the legislative requirements set out in The Workplace (Health, Safety and Welfare) Regulations. The proposal is considered to comply with policies EN8 and DM1 of the Core Strategy.

The building is located in a Conservation Area. Whilst it is not listed, it is located close to Listed Buildings, including the Grade I listed John Rylands library. The solar film will be installed on the south facing elevation on floors 2 – 8. The film is not considered to materially change the appearance of the building however installing the film to the full elevation will ensure that the appearance and design of the building remains consistent. As such it is not considered that the solar film installation will result in any adverse impact to the conservation area or setting of nearby Listed Buildings, and the proposal is thus compliant with Policies DC18.1 and DC19.1 of the Unitary Development Plan and Policy CC9 of the Core Strategy.

Conclusion

I look forward to receiving confirmation of this application's validation, however if there are any queries or you require any further information to assist in your assessment of the application, please do not hesitate to contact me.

Yours sincerely



A handwritten signature in black ink, appearing to read "Sarah Myers".

Sarah Myers MRTPI

Senior Consultant, Cushman & Wakefield - Planning