

29 June 2023

F.A.O Angela Leckie
Manchester City Council
Planning and Development
PO Box 532
Town Hall
Manchester
M60 2LA

Dear Angela,

Redfern, NOMA
Application for Listed Building Consent for fit out of Unit 3

Please find enclosed an application for Listed Building Consent (LBC) for fit out of a retail unit within the Grade II Listed Redfern Building, within the NOMA Framework regeneration area in Manchester City Centre ("the Site"). The proposals relate to fit out works within Unit 3 of the Redfern building, comprising the installation of a raised floor and ramped access, installation of new partitions, and wall and floor finishes.

The Applicant is NOMA (GP) Ltd.

This application corresponds to the recent refurbishment works to the Grade II Listed Redfern Building, as set out under Listed Building Consent (Ref. No: 121291/LO/2018, as amended by 126964/JO/2020) and Planning Permission (Ref. 121290/FO/2018, as amended by 126845/JO/2020) which were granted 04 January 2019.

This application relates specifically to fit out works necessary to allow occupation of Unit 3 by a prospective tenant, which will facilitate the efficient use of the refurbished retail unit. The same design and heritage principles applied throughout the 2019 permissions are continued within this LBC application.

Through the above consent, Unit 3 can operate under Use Classes A1/B1/A4/D1/D2/ Sui Generis, which is considered to be consistent with the proposed use as combined retail, business office, training and associated café space. The fit-out works are internal only, with no external changes proposed. It is therefore considered that no additional planning consent is required to allow to occupation of the unit.

1 Description of Development

The proposed description of development is:

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“Listed Building Consent for internal alterations to Unit 3 of Redfern Building including installation of a raised floor and ramp; installation of partition walls; material finishes and associated works.”

2 Pre-Application Consultation

A pre-application meeting was held with Manchester City Council (MCC) planning officer, Angela Leckie, and the conservation officer, Paul Mason on the 14 June 2023, where the proposed works and material finishes were reviewed on Site. It was agreed that a new, separate LBC application to the approved 2019 scheme would be submitted for these works.

3 The Site

The Site covers an area of approximately 0.08ha and comprises the Redfern Building, which is Grade II listed. The building spans seven levels, plus rooftop plant; this equates to a lower and upper ground floor (the former basement, which is now the Sadler’s Yard level following the digging down required to install the new public realm) plus five storeys above. The building is bound by Dantzic Street to the east, Mayes Street to the north and Sadler’s Yard to the west. The Grade II Listed Holyoake House adjoins the building to the south.

Redfern Building is not located within a designated Conservation Area; however, it is located in close proximity to the boundary of the Shudehill Conservation Area and is surrounded by several other Grade II Listed Buildings within the NOMA historic estate, including New Century Hall, Dantzic Building and Hanover Building.

The Site benefits from close proximity to a range of amenities including Victoria Station and is on a prominent pedestrian route into the Northern Gateway, Northern Quarter and other parts of the city. The Site forms part of the NOMA Strategic Regeneration Framework and Masterplan, which consists of the redevelopment of the Co-operative Group’s historic estate and a new build development area to the north.

4 Background

Redfern Building forms a part of the historic Co-operative Wholesale Society (CWS) estate. The building first became operational in 1936 as an office and warehouse, later becoming the Health Insurance office for CWS. It is considered that the Redfern Building is of high significance overall, but the interiors (with the exception of both internal staircases) are considered to be of low aesthetic significance, as the building has been extensively altered internally and retains little authentic original fabric.

In January 2019, Planning Permission and Listed Building Consent was granted for the Grade II Listed Redfern Building, which facilitated internal and external alterations to restore and refurbish the building to accommodate high quality office floorspace at upper floors, and 3 commercial units on the Lower Ground and Upper Ground Floor (Ref. 121290/FO/2018 and 121291/LO/2018). The project forms part of the wider regeneration of this historic area to provide large-scale office led, mixed-use regeneration.

Following design development, a Section 73 application to amend the Planning Permission (Ref. 126845/JO/2020) and a Section 19 application to amend the LBC (Ref. 126964/JO/2020) were submitted concurrently to make minor amendments to the approved Tenant Fit Out Guide relating to the office areas of the building only. Both applications were approved on Fri 26 Jun 2020.

Refurbishment works commenced in 2019 and largely completed in 2020. An anchor tenant, the Ministry of Justice, has now occupied the office space within the building. NOMA (GP) Ltd is now seeking to deliver the retail element of the refurbishment scheme.

Given that prospective tenants were unknown at the time the 2019 and 2020 applications were approved, the Tenant Fit Out Guide (dated June 2020) relates primarily to the office levels. Subsequently, and in part due to the growing success of NOMA, there has been increased tenant interest in the units albeit for a slightly different range of uses than originally envisioned in 2019. This LBC application is driven by tenant interest and requirements, specifically in relation to Unit 3, located off the corner of Dantzie Street and Mayes Street, where a tenant is already on-board.

5 Proposals

Unit 3 has now been handed over by NOMA (GP) Ltd., to All Press Espresso as future tenant of the space ('the Tenant'), a speciality coffee roaster looking to open their first UK location outside of London. The space is proposed to operate as a regional 'hub' for the Tenant, comprising an office for their regional operation; training space for staff; technical space for repair/ storage of equipment; and a front of house space to allow visitors to experience the brand offering, including retail area for the Tenant's products and a café serving fresh coffee and pastries.

A number of detailed design elements need to be resolved to prior to occupation of the building to meet the Tenant's operational requirements. To facilitate these an LBC is required to agree minor internal works, including floor and wall finishes and a raised floor.

The proposals will maintain a high-quality refurbishment scheme and support the future operation of the building once the works are complete. The interventions are also considered to have negligible impact on the historic fabric and are essential to the effective and sustainable re-use of the listed building.

5.1 Walls

The partition walls will follow the same principles set out in Appendix G and H of the approved Tenant's Fit Out Guide (dated June 2020), including fixing method. Rather than the opaque glass finish specified in the Fit Out Guide, the proposed partition walls will be glazed and framed with solid oak timber. Please see the 'Typical Partitions Fixings' drawing demonstrating fixing of the proposed partition walls into the existing concrete floor, which is in line with the approved Tenant Fit Out Guide.

The drawing pack submitted in support of this application demonstrates the design and location of these partition walls, and the Materials Schedule sets out specification of the wall panels.

5.2 Flooring

The existing floor is of a poor quality and therefore it is now proposed that a 50mm concrete with exposed aggregate be overlaid. As shown in the Floor Finishes drawing, the office area would have a carpet flooring laid over existing concrete, and kitchen spaces will have a Forbo surestep vinyl flooring.

Please see drawing 'Proposed Finishes Plan 228-00-102' in the drawing pack submitted in support of these changes, showing extent of each finish, and Floor Finishes Method Statement and image of polished concrete finish.

5.3 Raised Floor and ramped access

To allow level access to the space from the main entrance, the tenant propose installing a raised platform floor with a polished concrete finish to match the surrounding floor, and ramp to existing floor level. The platform build-up and ramp is shown in 'Proposed Floor Section 228-00-304' submitted in support of this application. To align with the surrounding floor finish, the slope and platform would be a 50mm concrete with exposed aggregate, again polished and finished in a clear sealed matte. Please see the Floor Finishes Method Statement submitted in support of the application.

5.4 Windows

The windows are recognised as a key part of the architectural significance of the listed building, as a defining element of the façade expression and distinctive in their design. During the original refurbishment the agreed strategy was that where possible the original windows would be retained and conserved, and where replacement was required of non-original timber windows these were to be a specified W20 Crittall-style metal framed casement window (to match the original design), and the finish was to match the original colour scheme as closely as possible (informed by historic photographs and paint analysis). The replacement of non-original windows was considered to be of major benefit to the architectural and special interest of the building, through reinstating the historic fenestration pattern of the building, particularly at ground level.

An acoustic assessment of the unit has been undertaken, and the windows frames have been flagged as a weak point, due to the gap between the brickwork and the window frames where new windows were installed as part of the 2019 refurbishment works.

The tenant proposes a mastic sealant be used to seal the gap internally, this to be painted in line with brick work so as to have minimal visual impact. This is considered to be the most visually unobtrusive option, as the treatment will not be visible externally and is visually similar to the frames of original windows. The approach is also consistent with treatment of windows on the upper floors of the Redfern Building.

6 Accordance with Planning Policy

The wider refurbishment proposals for Redfern have previously been assessed in the context of heritage policies at national and local level. The primary consideration for the proposals is their adherence to Planning Policy in regard to the historic environment.

6.1 Heritage

6.1.1 National Planning Policy Framework (NPPF)

Paragraph 194 states 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.

Paragraphs 199-202 place great weight on the conservation of designated heritage assets, emphasising the need to avoid "substantial harm" unless that harm is clearly justified (via four specific tests) or there are substantial public benefits that outweigh that harm. Where a development proposal will lead to less

than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits.

6.1.2 Core Strategy

There are several policies which are of relevance to this application, and which have been summarised below:

- Policy SP1 (Spatial Principles), states that development in all parts of the City should make a positive contribution to neighbourhoods through the creation of well designed places that enhance or create character whilst protecting the built environment.
- Policy CC9 (Design and Heritage), this policy states that development in Manchester City Centre should protect or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments.
- Policy CC10 (A Place for Everyone), states that City Centre developments should appeal to a wider range of residents and visitors through the provision of high standards of accessibility to buildings.
- Policy EN3 (Heritage), makes provision for ensuring that new developments must be designed to support the Council in preserving or, where possible, enhancing the historic environment. This includes encouraging proposals which enable the re-use of heritage assets where they are considered consistent with the significance of the heritage asset.

6.1.3 Unitary Development Plan

The Unitary Development Plan was adopted in July 1995. Coinciding with the adoption of the Core Strategy in 2012 significant proportions of the UDP have been replaced, however, a number of policies were saved on 11 July 2012 and remain extant. Saved policies relevant to this application are noted below.

- Policy DC19.1 Listed Buildings: In determining applications for listed building consent or planning applications for development involving or having an impact on buildings of Special Architectural or Historic Interest, the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings and to protecting their general setting.

6.1.4 Heritage Considerations

The Heritage Assessment undertaken by Stephen Leverant Heritage Architecture and submitted with the original 2019 application noted that the internal spaces throughout Redfern had been heavily altered with the removal of all original internal partitions and office fixtures and their replacement with modern lightweight office partitions, fixtures and fittings. As these works are all within the internal area, there is considered to be negligible impact on the significance of the building.

The fit-out proposals have been designed to blend in with and complement the existing building and previous refurbishment works. The approach is consistent with the design and heritage principles applied throughout the 2019 permissions, specifically those set out in the Tenant Fit Out Guide (dated June 2020) applied to fit out of the upper floors. The fixing methods have been carefully chosen so as to require the most minimal level of intervention in the building. All construction will be done by hand with care to avoid damage to original fabric.

The works proposed are necessary to allow the full occupation of Unit 3. The proposed interventions have been developed with consideration of the significance of the listed building, and have been kept as minimal as possible. As the fit out works required are fully internal, and therefore will not be visible from external points around the building, it is considered they will have no impact on the setting of the neighbouring Listed buildings, including CIS Tower.

Overall, the proposed fit out works are considered to result in less than substantial harm, it is considered that any minimal damage caused by the installation will be outweighed by the benefits of refurbishing this space within Redfern Building and bringing Unit 3 into active use.

The operation of refurbished Redfern retail unit will support the local city centre economy and will bring wider economic and public benefits to NOMA. These include job creation in the wider supply chain associated with the fit out works and ongoing operation of the space.

Furthermore, this offering will support future ambitions for NOMA, increasing the activity at ground floor level in the building during daytime hours, and drawing visitors and introducing increased commercial activity around Mayes Street and Sadlers Yard prior to future occupation of retail units in Redfern and the adjacent Hanover Building.

In addition, this active use will encourage more people to visit and appreciate both this recently refurbished Grade II Listed asset, and the wider NOMA Listed Estate.

7 Summary

Overall, careful consideration has been given to the sensitive fit out of this retail unit to ensure that works to Redfern are in line with heritage policies at the national and local levels. The approval of this LBC application will facilitate necessary works to allow Unit 3 of the Redfern building to come back into full viable commercial use. Furthermore, the proposals will provide an outward facing active use which will enhance this mixed use scheme and contribute to the activating the area around Sadler's Yard, bring increased footfall to the space from Dantzig Street and Mayes Street.

Overall, the proposed fit out works are considered to result in less than substantial harm, and this will be outweighed by the benefit of bring this currently vacant retail unit back into active use, which will further promote the activation of the area, in turn supporting the vision for NOMA estate as a neighbourhood.

8 Application Documentation

The application has been submitted through the Planning Portal, and comprises of the following documents:

- Application form and Covering letter
- Red Line Boundary
- All Press Proposed Fit Out Concept prepared by Deirdre Hodgson
- Proposed Drawings prepared by EBBA Architects:
 - Proposed Floor Plan Overview (Ref. 228-00-100)

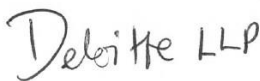
- Proposed Floor Plan (Ref. 228-00-101)
- Proposed Finishes Plan (Ref. 228-00-102)
- Proposed GF Electrical Plan (Ref. 228-00-104)
- Proposed Section AA/BB (Ref. 228-00-300)
- Proposed Section CC/DD (Ref. 228-00-301)
- Proposed Section EE/FF (Ref. 228-00-302)
- Proposed Section GG/HH (Ref. 228-00-303)
- Proposed Floor Section (Ref. 228-00-304)
- Proposed Counter J-02 Elevation (Ref. 228-00-406)
- Material Schedule Rev A prepared by EBBA Architects
- Typical Partition Fixing detail prepared by EBBA Architects
- Proposed Lighting layout prepared by Fagerhault Retail
- Proposed AC & Ventilation Layout (Ref. P00038-M01) prepared by Everkool
- Method Statements for flooring (Self levelling Screed and Terazzo) prepared by Sociedad Industrial de Britagem de Pedra

The Planning Portal Reference number for the submitted application is PP-12270761.

We trust that you will find this application in order and we look forward to receiving written confirmation of registration.

If you require any further details, please do not hesitate to contact my colleague Eithne FitzGerald (+44 161 455 6963 / eithnefitzgerald@deloitte.co.uk).

Yours sincerely



Deloitte LLP