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Our Ref: SPEC
Your Ref: PP-12233023

13th June 2023

Planning and Building Control
Manchester City Council
P O Box 532
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M60 2LA

Dear Sir/Madam,

LISTED BUILDING CONSENT FOR AN OFFICE-LED MIXED-USE DEVELOPMENT AT ROYAL EXCHANGE MANCHESTER, OLD BANK STREET, MANCHESTER, M2 7PE.

On behalf of our client, BVK Retail High Street Royal Exchange Manchester Ltd ("the applicant"), I am pleased to submit a listed building consent application proposing the replacement roofing to the Royal Exchange building, Old Bank Street, Manchester, M2 7PE.

The description of development on the planning application forms is as follows:

"Listed building consent for the refurbishment of the roof, including the replacement of the roofing material at Royal Exchange Manchester, Old Bank Street, Manchester, M2 7PE."

The listed building consent application is accompanied by a comprehensive suite of supporting documents and plan. The enclosed documents are:

- Completed application forms and appropriate notices
- Supporting cover letter
- Manchester Royal Exchange Roof Condition Survey, prepared by The Garland Company UK, Ltd
- Proposed Roof Specification Solution, prepared by The Garland Company (UK) Ltd
- Plans:
 - o Site Location Plan
 - o Market Street Elevation
 - o Cross Street Elevation
 - o Roof Outline Plan (Lower Roof)
 - o Roof Outline Plan (Upper Roof)
 - o Tapered Insulation Layout

Site & Background

Manchester Royal Exchange is a Grade II listed building (listing entry: 1200826), originally built for the purposes of the export trade and is located within St. Ann's Conservation Area, within Manchester City Centre. The building played an important role in the textile trade of the northwest from the 1700s. The building holds a significance presence within Manchester City centre and defines its immediate

area of its surroundings of St. Ann's square. It is one of the most iconic buildings located within the commercial and retail core of the city centre.

The ground floor of the building is predominately in use for retail (Use Class E(a)), the upper floors as office accommodation (Use Class E(g)) and part of the building as a theatre (sui generis). The surrounding area comprises a mix of commercial uses. The Arndale Shopping Centre is located to the north-east of the site and Deansgate to the west. St Mary's Gate is located immediately to the north of the site, Cross Street to the immediate east, Old Bank Street to the south, and Exchange Street to the west. The area contains high quality retailing and several restaurants. The site is located within St Ann's Square Conservation Area.

Proposed Development

Due to the nature of a building of this kind, it is essential that the necessary upkeep works to maintain the integrity of the building is carried out. The roofing of the building is in need of refurbishment in order to protect the building in its entirety.

The accompanying survey documents fully outlines the current condition of every section of the roof. It is evident that the refurbishment of the roof is a necessary action in order to protect the building from further damage, of which could potentially lead to damage to other parts of the building, putting the integrity of the listed building at risk.

Notwithstanding that, as it is imperative to ensure that the refurbishments are sympathetic to the building's designation through its design. Having fully considered the necessary proposal and given that the refurbishment serves as a purely functional intervention, it is deemed that the most comprehensive design response is proposed in this application.

As is evident through the accompanying elevation plans, the part of the roof that is the subject of this application is not visible from ground level nor from each of the elevations surrounding the building. the roof refurbishment will not alter the physical appearance of the exterior nor the interior of the building. The refurbishment proposed therefore ensures the maintenance of the roof of the building preventing any damage to the inside the of the building, but also is not visible from ground level nearby the building nor from the interior of the building.

Planning History

A review of Manchester City Council's (MCC) online planning register has been undertaken. The following listed building applications are considered relevant to this application:

- 136808/LO/2023 – south office refurbishment – this application is still under consideration and was submitted in April 2023.
- 124719/FO/2019 – listed building consent for the refurbishment of existing office accommodation, external alterations and associated development – approved 12/12/2019.
- 122890/LO/2019 – listed building consent for the replacement of external doors and associated works – approved 31/05/2019.
- 121025/LO/2018 – listed building consent Office fit out of 3rd, 4th, 5th and upper 5th floors to include the installation of partitions, kitchen facilities, lighting and services and the installation of externally mounted equipment – approved 19/02/2019.
- 118084/LO/2017 – listed building consent for the fit out of currently vacant office space to provide office accommodation and public court space' – approved 05/01/2018.
- 116597/LO/2017 – listed building consent for alterations to the first floor offices comprising the removal of non-original fixtures and the installation of partitions and alterations to the

second floor offices comprising the installation of partitions, minor amendments to the layout of lighting, ductwork, air conditioning and ceiling rafts and installation of an access control system to entrance doors – approved 26/09/2017

- 109964/LO/2015/C1 – listed Building Consent for the refurbishment to the sixth floor office space – approved 15/01/2016.
- 108146/LO/2015/C1 – Listed building consent for internal and external alterations to provide office accommodation at 2nd, 3rd, 4th and 5th floor levels and associated works/refurbishment – approved 13/05/2015.
- 108145/FO/2015/C1 – Refurbishment of vacant office space at 2nd, 3rd, 4th and 5th floor levels, the creation of a roof top terrace at 6th floor level, soft landscaping to east and west lightwell at 1st floor level, the installation of air conditioning and associated plant at roof level, elevation alterations to the ground floor reception area, and associated works – approved 13/05/2015.

Planning Policy

This section sets out the national and local level planning policy that is relevant to the proposed development. The National Planning Policy Framework outlines the national policy whilst the development plan consisting of the core strategy and the saved policies of the unitary development plan compose the local level policy. the relevant sections of each are outlined below.

National Planning Policy Framework (NPPF)

The NPPF was revised in July 2021 and sets out the planning policies for England at a national level and is a material consideration in planning decisions. The following policies are considered relevant to this full planning permission and listed building consent application:

- Paragraph 81 of the NPPF states that planning decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.
- Paragraph 194 of the NPPF states that when 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.
- Paragraph 197 of the NPPF outlines that when determining applications, local planning authorities should take account of: a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and c) the desirability of new development making a positive contribution to local character and distinctiveness.
- Paragraph 202 of the NPPF states that 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 of the proposal including, where appropriate, securing its optimum viable use.
- Paragraph 206 of the NPPF outlines that local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, 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 (or which better reveal its significance) should be treated favourably.

Manchester Core Strategy

The key policies of the Core Strategy which apply to the proposed development are:

- **Policy CC9** – Design and Heritage – this states that the design of new buildings will need to be of the highest standard in terms of appearance and function. Furthermore, it outlines that development in Manchester City Centre should preserve or enhance the heritage assets which includes listed buildings and conservation areas.
- **Policy CC1** – Primary Economic Development Focus: City Centre and Fringe – this outlines that the city centre is a strategic economic location and focus of employment growth in the city and city region. In order to ensure that the buildings structural integrity is maintained and to allow for the continued use of the building as an employment and
- **Policy EN3** – Heritage – this policy outlines that throughout the city, the council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods including those of the city centre. It adds also that new developments must 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.

Saved policies of the UDP

- **Policy DC19** - states that the Council will not permit any internal alteration to a listed building where there would be an adverse effect on its architectural or historic character.
- **Policy DC18**- states that the Council will give particularly careful consideration to development proposals within Conservation Areas, such as the effect of major changes to the appearance of existing buildings.

Other material considerations

Impact on the Listed Building

The proposed development would not have a material change on how the building operates, would not alter the character of the building by way of appearance change and would act solely as a replacement roofing. The replacement roofing will ensure the continued use the building as it protects the internals of the building from any potential leaks, which otherwise could occur if left unattended as fully demonstrated in the accompanying documents.

The proposal provides confidence for current tenants within the building and attractive to prospective tenants with the reassurance that a key aspect of the building's maintenance, the roof, has been refurbished and fully waterproofed again.

In light of this, the public benefits of the proposal significantly outweigh the any potential harm to the listed building, in accordance with paragraph 196 of the NPPF and Core Strategy policies CC9, EN9, CC1 and saved policy DC19 of the UDP.



Impact on the St Ann's Square Conservation Area

The site is located within the St Ann's square Conservation Area and is a prominent building on St Ann's square.

Although the proposal does include external alterations to the building, the nature of which should be considered by the merits of this proposal. The proposal involves the replacement of the roofing material, solely to prevent the deterioration of the roofing, ensuring leaks do not start to happen. The roof is not visible from ground floor level surrounding the building. furthermore, as the building is 6 storeys in height, it is not overlooked by neighbouring buildings either. The roofing is ultimately hidden from view to the wider public and any sensitive receptors.

Summary & Conclusion

The application has been submitted via Planning Portal (ref: PP-12233023). The full suite of supporting application documents has been uploaded to the planning portal and is included in the application pack. I trust that the enclosed information will enable you to validate the submission as soon as possible. If you have any queries or require any further details, please do not hesitate to contact me.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Danny Cremen'.

Danny Cremen

Graduate Planner

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For and on behalf of Avison Young (UK) Limited