

05 June 2023

Planning Department
Manchester City Council
Town Hall
Manchester
PO Box 532

FAO Angela Leckie

Dear Angela

NOMA, Dantzic Building – Application for Listed Building Consent for the creation of an internal corridor and access ramp within the loading bay of Dantzic Building

Please find enclosed an application (“the Application”) for Listed Building Consent for the creation of an internal corridor and associated access ramp within the loading bay of Dantzic Building (“the Proposed Development”).

The Applicant is NOMA (GP) Ltd (“the Applicant”).

Description of Development

The proposed Description of Development is:

“Listed Building Consent for the creation of an internal corridor, access ramp, and associated works within the loading bay of Dantzic Building.”

Background

The Dantzic building is located on Dantzic Street and adjoins Federation House to the South. It is bound by Dantzic Street to the east, Hanover Street to the north and Federation Street to the west. The building is spread across a double level basement, ground floor and six storeys above and covers an area of circa. 0.09ha.

The Dantzic building is Grade II listed and lies within the Shudehill Conservation Area. The building benefitted from refurbishment works in 2019, to provide contemporary office space, as approved through Planning and Listed building Consent, approved 19 January 2018 (LPA Ref. 117385/LO/2017, as amended by 123886/JO/2019). Construction works commenced in March 2018 and completed in 2019. The upper

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floors of the building are now occupied, and a tenant let has now been agreed for the ground floor. This Application relates to the ground floor of the building, which serves as part of the loading bay shared with the adjacent unlisted Federation building.

The Dantzig Building forms part of a wider NOMA Strategic Regeneration Framework area. NOMA is underpinned by a Strategic Regeneration Framework and Masterplan originally endorsed by Manchester City Council in 2009, updated in 2010 and most recently in September 2015. These documents set out a commitment to create a commercially-led, mixed-use destination at the northern gateway to the City Centre, covering an area of approximately 20 acres. The core objectives of NOMA focus on place making, job creation and supporting communities. These priorities are central to a sustainable neighbourhood and essential to ensure that the investment in NOMA brings the widest benefits to the communities of Greater Manchester.

NOMA is a unique opportunity in the context of Manchester City Centre to drive forward the City's competitive offer as the main destination for inward investment in employment, retail and leisure. It will bring new businesses and new jobs to the city – including major head offices and office occupants – creating added value economic growth and representing another major step forward for Manchester.

The Proposed Development

This Application is submitted for the creation of an internal corridor and associated access ramp within the loading bay of the Grade II Listed Dantzig building. The corridor would be located along the existing raised loading bay through the shared Dantzig Building – Federation Building loading bay, but the corridor would be located in its entirety within the Dantzig Building threshold.

The Proposed Development will create a more useable back-of-house / servicing route through the Ground Floor of the Dantzig Building, without requiring staff to pass through tenant space. This has become of more importance as the Ground Floor office space is due to be occupied in full by a tenant. The creation of the proposed corridor requires construction of an internal partition wall measuring circa. 20-metre long by 4-metre tall; decoration of the new corridor walls; and some small alterations to the existing lighting and fire servicing, including new detector and light fittings.

The floor level in the loading bay area is currently not level with the connecting areas in the lobby of the Dantzig Building – further reducing useability as a servicing circulation route. Therefore, the Proposed Development includes the installation of an access ramp in order to create step-free access from the lobby areas to the proposed internal corridor (please refer to plan Ref: M222458-A02-02), and a new floor treatment within the corridor area comprising self-levelling screed and vinyl.

In summary, the works proposed are as follows:

- Constriction of block work partition wall (90mm stud with 2no. 12.5mm wall board to each side);
- Installation of skirting to match existing connecting corridor;
- Painting of walls and skirting of the proposed internal corridor (white top coat, RAL colour to match connecting corridor);
- Installation of 3mm latex levelling screed and vinyl flooring;
- Removal of existing steps leading from the existing connecting corridor to the loading bay ground;
- Alterations to fire alarm to include new detector, and to connection running through the corridor;
- Installation of 4no. LED light fittings to the proposed internal corridor; and,
- Installation of timber ramp and handrail

Details of the form and materiality of the Proposed Development can be found in the drawings produced by Workman submitted in support of this Application.

The proposed works have been presented to Angela Leckie at MCC via email correspondence, in order to agree in principle that these works could be progressed via a separate LBC consent.

Effects of the Proposed Development

Throughout the development process of the Proposed Development, every care has been taken to ensure impacts to the original fabric would be kept to a minimum, in particular around interface between the columns and the proposed internal partition wall.

Further details please refer to the Heritage Statement prepared by Workman LLP submitted in support of this Application.

Accordance with Planning Policy

The wider refurbishment proposals for the Dantzic Building have previously been assessed in the context of heritage policies at national and local level. The primary consideration for the Proposed Development is its adherence to planning policies in regard to the historic environment.

Planning Policy Assessment

Principle of Use

The Ground Floor of the Dantzic Building is currently unoccupied, but a tenant let has now been agreed for the office space. The Proposed Development will optimise the back-of-house area and facilitate servicing circulation movement with the office space being occupied. Servicing staff will then be able to walk through the building with the proposed internal corridor instead of entering tenant's space.

The Proposed Development will also incorporate an access ramp in order to ensure step-free access between the lobby areas of the Dantzic Building and the other side of the Dantzic Building, through the proposed internal corridor.

Appearance

No external alterations are proposed under this Application. The works are within a back of house area which is inaccessible to the public, the works do not affect the public's ability to understand and appreciate the listed building.

The works result in no changes to the parquet floor. The flooring will remain untouched and include no fixings or alterations. The new partition will be installed between the existing columns and fixed to the concrete soffit/slab. This would be in consistent with approved materials and treatment in the Dantzic Building Ground Floor lobby and corridor areas from which the proposed internal corridor will lead off.

Along the new partition wall, skirting will be installed to match existing connecting corridor, and they will be painted with white top coat, RAL colour to maintain consistency in appearance.

Heritage

Dantzig is a Grade II listed building, and this has been taken into consideration in the design of the Proposed Development.

The design of the access ramp allows it to be free standing in order to require minimal intervention to the interior structure of the Dantzig Building. The fixing method for the partition wall required to form the proposed internal corridor has been carefully chosen so as to require minimal level of intervention to the existing fabric.

Summary

This Application seeks Listed Building Consent for the creation of an internal corridor, internal access ramp, and associated works within the loading bay, on the Ground Floor, of the Grade II Listed Dantzig Building.

Careful consideration has been given to ensure the Proposed Development is sensitive to the listed environment and that it is in line with heritage policies on both national and local levels. The approval of this Application is essential in maintaining accessibility within the building and improve the existing servicing circulation facilities.

The Proposed Development relates solely to the Internal Ground Floor Loading Bay of the Dantzig Building, and no external changes are proposed as part of this Application.

Application Submission

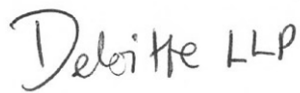
- This Application comprises this Covering Letter, and the following documents:
- Application Form prepared by Deloitte;
- Heritage Statement prepared by Workman LLP (Ref: WIR/M222458)
- Plans and Drawings prepared by Workman;
 - Proposed Loading Bay GA Plan (Ref:M222458-A02-01)
 - Proposed Section: Access Ramp (Ref:M222458-A02-02)
 - Proposed Partition Wall Detail (Ref:M222458-A02-03)

The Application has the Planning Portal reference: PP-12157261.

The Proposed Development is wholly compliant with the policies of the Development Plan and there are no material considerations which would justify refusal of the Application. We therefore respectfully request that this Application be supported by the Planning Authority.

We would be grateful if you could notify us of validation of this Application and please do not hesitate to contact my colleagues Eithne Fitzgerald (eithnefitzgerald@deloitte.co.uk / +44 161 455 6963) or Matthew Lam (mlam@deloitte.co.uk / +44 161 455 8448).

Yours sincerely

A handwritten signature in black ink that reads "Deloitte LLP". The signature is written in a cursive, flowing style.

For Deloitte LLP