

Planning, Heritage, Design and Access Statement

12-20 St Ann's Square, Manchester

DTZ INVESTORS

February 2023

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1.0 Introduction

- 1.1 This Planning, Heritage, Design and Access Statement has been prepared by Cushman & Wakefield on behalf of DTZ Investors in support of an application for planning and Listed Building Consent.
- 1.2 The application seeks consent for the following works:
- The breaking through of an existing bricked up opening at the first-floor level of no. 20 St Ann's Square with the installation of new access steps onto Roof B1;
 - The formation of a new access door from the void of the roof at no. 18-20 St Ann's Square onto the roof of no. 20 (from Roof A5 onto Roof B4) ;
 - The replacement of 9 windows along the north facing elevation of no. 18-20 St Ann's Square; and
 - The re-plastering of the fire exit staircase to rear of 18-20 St Ann's Square (under roof A4).
- 1.3 Please note this Planning Statement should be read alongside the Roof Layout Plan which has been submitted with the application and provides clarity on the proposed works and the roof area affected.
- 1.4 This statement details the proposed works and assesses them against relevant national and local planning policy. This report also discusses the impact of the proposed works on the historic character of the Conservation Area and Listed Building as well as the design and access considerations.

Report Structure

- 1.5 The following chapters seek to demonstrate the compliance of the proposed development against the adopted planning policy. This statement is structured as follows:
- **Chapter 2, Site Description and Context:** Description of the site location, its immediate surroundings, and a review of the site's planning history;
 - **Chapter 3, Proposed Development:** Details of the proposed development and summary of the pre-application discussions;
 - **Chapter 4, Planning Policy Context:** Identification of the relevant local and national planning policies;
 - **Chapter 5, Design and Access:** Description of the design and access considerations had in finalising the proposals;
 - **Chapter 6, Heritage Significance:** Considers the heritage significance of the Listed Buildings and their siting within the Conservation Area;
 - **Chapter 7, Planning Assessment:** Demonstrates the proposal's compliance with the relevant planning policies; and
 - **Chapter 8, Conclusion:** Summarises the contents of this statement and confirms the acceptability of the proposed development.

2.0 Site Description and Context

Site Description

- 2.1 The application site comprises buildings at 12 – 20 St Ann's Square. The buildings are predominantly four stories in height.
- 2.2 The site location is shown in Figure 1.

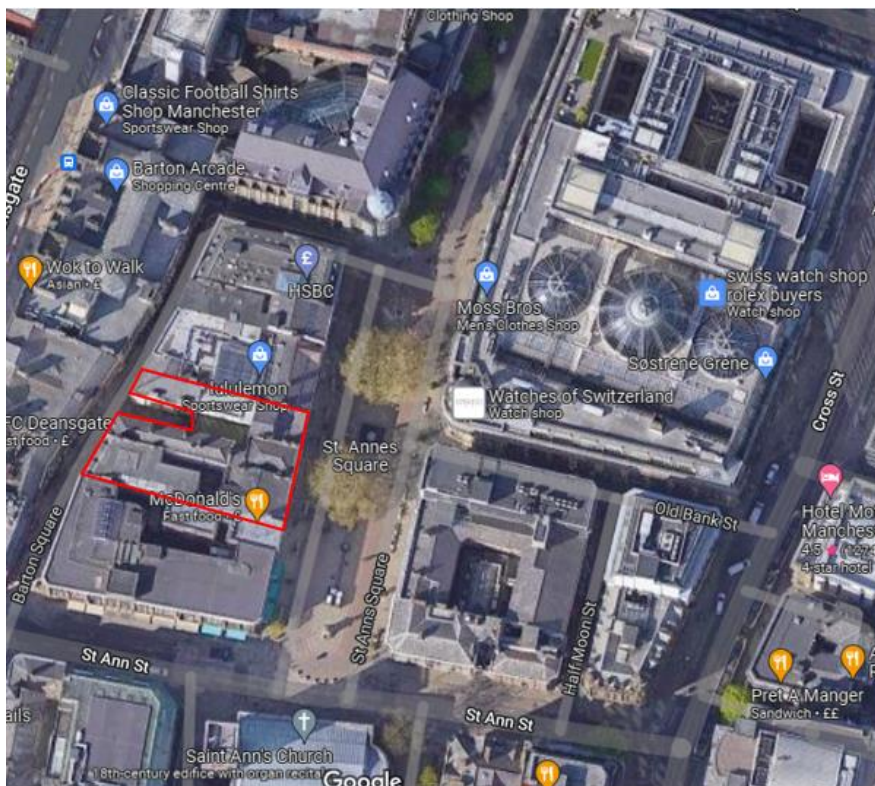


Figure 1: Site Location

- 2.3 The ground floor of the buildings are in use as shops and restaurants, with office space and residential apartments provided on the upper floor. The floorspace on the upper floor of the buildings has been combined which is why one single application has been submitted for the proposed works. Access to the buildings is taken from St. Ann's Square.
- 2.4 The site is located in Flood Zone 1 where land and buildings are at the lowest risk of flooding.
- 2.5 Buildings no. 16 and 18 – 20 are Grade II listed buildings (listing IDs 1270795 and 1247614 respectively) and the site is also located within the St. Ann's Conservation Area. A plan of the listed buildings is included at Figure 2. For the avoidance of doubt, buildings 12 and 14 are not listed.



Figure 2: Listed Buildings within the area (Source: Historic England)

Site Context

- 2.6 The site is located within Manchester City Centre. The surrounding area includes a wide range of uses, including residential, retail, offices, bars, and restaurants.
- 2.7 The site is in a sustainable location with the St Peter's Square Metrolink station located 650m to the south-east and Exchange Square located 320m to the north-east. Manchester Victoria and Salford Central train stations are located 650m and 810m away respectively. Numerous bus stops are located along Deansgate and King Street close to the building.

Planning History

- 2.8 A review of the planning history for the site has identified a number of planning applications pertaining to the site. A detailed schedule is contained within Appendix 1.

3.0 Proposed Development

Proposed Development

- 3.1 The proposed development comprises the following works:
- The breaking through of an existing bricked up opening at the first-floor level of no. 20 St Ann's Square with the installation of new access steps onto Roof B1;
 - The formation of a new access door from the void of the roof at no. 18-20 St Ann's Square onto the roof of no. 20 (from Roof A5 onto Roof B4) ;
 - The replacement of 9 windows along the north facing elevation of no. 18-20 St Ann's Square; and
 - The re-plastering of the fire exit staircase to rear of 18-20 St Ann's Square (under roof A4).
- 3.2 The installation of a new rooftop level access door and steps are proposed in order to provide safer access to the roof area for the purpose of future inspections and maintenance of the roof, which for example will include repair works and gutter cleaning. A safer access to the roof will reduce as far as possible the need to walk and carry tools or equipment up ladders and along narrow/awkward routes and will also reduce the need to erect scaffolding for maintenance and repair works to take place.
- 3.3 The rooftop access works are proposed to the centre of the rooves and will not impact on the front elevation of the building.
- 3.4 The replacement windows and re-plastering of the walls along the fire exit are proposed as part of wider refurbishment works to the buildings to maintain them in a good condition and avoid parts of the building falling into disrepair.
- 3.5 The replacement windows will be double glazed with PVC frames in the colour white to match the existing windows. The replastering of the fire exit staircase will be undertaken using materials that are sympathetic to the building. A dado rail will also be applied along the staircase to match existing decoration.
- 3.6 None of the alterations will be directly visible from the street scene or the surrounding area.

Pre-Application Discussions

- 3.7 A pre-application request was submitted to the Council in September 2022 and a site visit was undertaken on 14th October 2022. The purpose of the pre-application request was to confirm whether Listed Building Consent would be required for the proposed works for access to the roof, and if so, whether the works would be considered acceptable.
- 3.8 It was noted by Officers following the site visit that Listed Building Consent would be required and that the proposed works would be acceptable.
- 3.9 As part of the pre-application advice the validation requirements for the application were confirmed.
- 3.10 Since the site visit was undertaken in October, further works to repair the plaster along the fire exit staircase have been discussed with the Council and it was agreed the works would be incorporated into the application.

4.0 Planning Policy Context

Overview

- 4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires Local Planning Authorities to determine planning applications in accordance with the Development Plan unless material considerations indicate otherwise.
- 4.2 The adopted development plan for Manchester comprises the Core Strategy (adopted 2012) and the saved policies of the Unitary Development Plan (adopted in 1995).
- 4.3 Relevant material considerations include the National Planning Policy Framework (2021), the Planning Practice Guidance, emerging Places for Everyone Joint Development Plan and relevant Supplementary Planning Documents (SPDs).
- 4.4 The below sets out an overview of relevant policies and considerations.

Local Planning Policy

Manchester Core Strategy

- 4.5 The Core Strategy was adopted in 2012 and covers the period to 2027. The Core Strategy is the key document within Manchester's Development Plan.
- 4.6 The site is allocated within the adopted Proposals Map as within the City Centre boundary, a Primary Shopping Area, and the St Ann's Square Conservation Area.
- 4.7 Relevant policies include:
 - **Policy CC9 Design and Heritage** states that development in the City Centre should preserve or enhance heritage assets and be of the highest standard in terms of appearance and function.
 - **Policy EN1 Design Principles and Strategic Character Areas** states that development will be expected to consider the City's heritage and continue the rich pattern of activity in the core area.
 - **Policy EN3 Heritage** states that proposals which preserve and, where possible, enhance the historic environment, as well as enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset; and
 - **Policy DM1 Development Management** states that development should have regard to the impact on the surrounding area in terms of design and appearance.

Unitary Development Plan (UDP)

- 4.8 The Unitary Development Plan was adopted in 1995. Whilst the Core Strategy replaced a large number of the policies, a number of policies were 'saved' and remain relevant considerations. Relevant policies include:
 - DC18 (Conservation Areas); and
 - DC19 (Listed Buildings).

Material Planning Considerations

National Planning Policy Framework

- 4.9 The National Planning Policy Framework (NPPF) was first published in March 2012, with a revised version adopted in July 2021. The NPPF is a material consideration in the determination of all planning applications.
- 4.10 Relevant sections include:
- Achieving sustainable development;
 - Building a strong, competitive economy;
 - Ensuring the vitality of town centres; and
 - Conserving and enhancing the historic environment.

Planning Practice Guidance

- 4.11 The Planning Practice Guidance (PPG) was first published in 2014 and is subject to periodic updates. PPG sets out supplementary advice to the policies and guidance contained within the NPPF. Key sections include:
- Before submitting an application; and
 - Design.

Emerging Places for Everyone Joint Development Plan

- 4.12 Places for Everyone is a long-term plan of nine Greater Manchester districts (Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford, and Wigan) for jobs, new homes, and sustainable growth. It has been published by the GMCA on behalf of the nine districts and will determine the kind of development that takes place in the boroughs until 2037.
- 4.13 The plan was submitted for independent examination in February 2022. There are no site allocations or policies included within the plan relating to the application site.

Guide to Development in Manchester Supplementary Planning Document (2007)

- 4.14 The Guide to Development in Manchester SPD was adopted in 2007 and provides guidance on the development principles contained within the Local Development Plan. The second part of the document, which does not have SPD status, provides guidance on the character of different areas within the City, setting the context for new development and highlighting specific issues and priorities.
- 4.15 Key development principles include:
- Design should respect and be informed by location; and
 - New developments within Conservation Areas should acknowledge the character of the area and preserve or enhance the special nature of these areas.

St Ann's Square Conservation Area Appraisal

- 4.16 The St Ann's Square Conservation Area Appraisal is a material consideration in the determination of the proposed development. The guidance sets out the various elements that contribute to the character and appearance of the Conservation Area against which any development proposals should be assessed. Further details are provided within chapter 6.

5.0 Design and Access

Use

- 5.1 The proposed development seeks consent for minor alterations to the buildings which are set out in detail in section 3 of this report. There will be no change in the use of the properties.

Amount

- 5.2 The development does not propose any additional floorspace. The floorspace will therefore remain unchanged.

Scale and appearance

- 5.3 The proposal involves the breaking through of brickwork within the roof area of 20 St Ann's Square for the installation of a new stepped access onto the roof of the building and the formation of a new roof door access between building 18 – 20 onto the roof no. 20. Alongside this 9 windows will be replaced along the northern elevation of building no. 18 - 20. The replacement windows will be double glazed with PVC frames in the colour white to match the existing windows.
- 5.4 The fire exit staircase will also be replastered. The replastering will be undertaken using materials that are sympathetic to the building. A dado rail will also be applied along the staircase to match existing decoration.
- 5.5 In terms of appearance, the proposed external alterations to the roof will not be visible from the street scene. There is also limited visibility of the northern elevation of building no.18 - 20 and therefore the replacement windows are almost entirely screened by the adjoining buildings.

Access

- 5.6 The existing access to the buildings from St Ann's Square will remain unaltered.

6.0 Heritage Assessment

- 6.1 Paragraph 195 of the NPPF requires that any proposed changes to the historic environment be based on a clear understanding of the significance of the heritage assets affected and their setting in order to assess the likely impact of the proposed development.

Relevant Heritage Assets

- 6.2 The application site comprises buildings at 12 – 20 St Ann's Square. Three of these buildings (16 and 18-20 St Ann's Square), are designated as Grade II Listed Buildings (listing IDs 1270795 and 1247614 respectively), and the site is also located within the boundary of the St Ann's Square Conservation Area.
- 6.3 The official list entry for buildings 16 and 18 – 20 focus on the exterior features of the properties and in particular their frontage on to St Ann's Square. It is noted as part of the listings that the rear of the properties or the interior have not been inspected.
- 6.4 Figure 3 highlights the listed buildings which form part of this application and the location of other nearby listed buildings.
- 6.5 The St Ann's Square Conservation Area was the first Conservation Area to be designated within Manchester in July 1970. A schedule of the Listed Buildings entries has been contained in Appendix 2.



Figure 3: Site location in relation to surrounding heritage assets (site outlined in red)

Heritage Assessment

Access to Roof

- 6.6 The Conservation Area appraisal acknowledges that over time, a building will need refurbishment or reconstruction.

- 6.7 The proposed alterations to provide an easier access to the roof will take place on parts of the building which are not directly visible from the street scene. The openings themselves have also been designed to be discrete and are small in scale and size. The external elevations that are affected are not noted in the official list entry of the buildings. Therefore, although the original fabric of the building will be altered, the proposed works will have no impact on the historical or architectural significance of the building.

Replacement Windows

- 6.8 The replacement windows on the northern elevation are screened by the adjoining buildings and due to the height of the building and the position of the windows it is unlikely the windows will be seen in full view from street level.
- 6.9 The existing windows which are to be replaced are not the original windows of the property, do not form part of the historic fabric and therefore have no historical significance. The windows are currently in a poor condition and will be replaced with double glazed windows which will provide an improved level of acoustic and thermal insulation which will help avoid the building falling into disrepair.
- 6.10 The windows will be fitted in the same position as the existing windows and the symmetrical appearance noted in the official listing entry of the buildings will be retained.

Replastering of Staircase

- 6.11 The repair works to the walls of the fire exit staircase will be entirely internal and the works are proposed in order to repair the plasterwork which was previously removed due to health and safety concerns.
- 6.12 The interior of the buildings has not been inspected as part of the listing of the properties and there are no internal features which are of a historic or architectural significance.
- 6.13 These works are therefore not considered to have a detrimental impact on the character of the Conservation Area nor the Listed Buildings.

Summary

- 6.14 As set out above the proposed alterations to the building will take place on areas which are of little historic or architectural significance. None of the works will alter any of the original building features identified in the official list entry of the properties and the works themselves do not comprise significant structural alterations.
- 6.15 Overall, therefore it is considered that the proposed changes will not adversely affect the character of the listed buildings, the Conservation Area nor affect the setting of the nearby listed buildings and is therefore considered that the proposed works will fall well below the NPPF's threshold of "*less than substantial harm*".

7.0 Planning Assessment

- 7.1 This section discusses the key planning issues associated with the proposed development and provides a justification and explanation of the benefits having regard to the planning policy as outlined in the previous chapter.

Principle of Development

- 7.2 The proposed alterations would result in very minor changes to the external appearance of the roof of the buildings and the northern elevation of no. 18 - 20. The changes will not be directly visible from street level or the wider surrounding area.
- 7.3 The proposed alterations to the roof will allow for safer and easier access to the roof of the buildings for maintenance purposes and will reduce the need for scaffolding to be erected when maintenance or repair works are taking place.
- 7.4 The wider refurbishment works including the replacement of windows and the replastering of the fire exit staircase are proposed in order to maintain the building in a good condition and avoid parts of the building falling into disrepair.
- 7.5 All materials to be used in the refurbishment works will be sympathetic to the buildings and will be chosen to reflect the existing character and design of the interior and exterior. For example, the proposed replacement windows will be white to match the existing windows along that elevation of the building. A dado rail will also be applied to the staircase in keeping with the rest of the building.
- 7.6 It is considered that the principle of the proposed development and the resulting appearance of the building is acceptable and in accordance with Policies CC9, EN1 and DM1 of the Core Strategy.

Design and Heritage

- 7.7 The development will result in very minor exterior alterations to the roof of the building and the northern elevation of building no. 18 - 20. The re-plastering works to the staircase are entirely internal.
- 7.8 As such the features of the listed buildings and the setting of the St Ann's Square Conservation Area will not be affected by the proposed alterations.
- 7.9 It is considered that the proposed works will not result in any significant harm to the Conservation Area or the setting of the Listed Buildings and are thus in accordance with Policies CC9 and EN3 of the Core Strategy, Policies DC14, DC18 and DC19 of the UDP and the Guide to Development in Manchester SPD.

8.0 Conclusion

- 8.1 This Planning, Heritage, Design and Access Statement has been prepared in support of the proposed alterations to the buildings at 12-20 St. Ann's Square and the application for planning and Listed Building Consent.
- 8.2 This statement has detailed the proposed development, discussed the historic context and significance, and assessed the development against the national and local planning policy framework. This statement also includes a Design and Access Statement in accordance with national validation requirements.
- 8.3 The proposals have been informed by pre-application discussions with Manchester City Council, who have confirmed support for the proposed works.
- 8.4 The proposed development is robustly justified, and the design is considered to be sensitive to the setting of the Conservation Area and significance of the Listed Buildings.
- 8.5 It is not considered that the proposed development will result in any significant harm to the Conservation Area or Listed Buildings, and it is thus compliant with policies set out within the Core Strategy, UDP, NPPF and other material considerations.
- 8.6 It is therefore considered that there are no policy grounds or material considerations which should prevent listed building consent and planning permission from being granted for the proposed development, and this application should therefore be approved without delay.

Appendix 1 – Detailed Planning History

Application reference	Address	Description of development	Status	Decision date
CDN/20/0099	Third Floor 20 St Ann's Square Manchester M2 7HG	Discharge of condition 3 (further details and method) attached to Listed Building Consent reference 123471/LO/2019.	Approved	23.03.2020
123471/LO/2019	Third Floor 20 St Ann's Square Manchester M2 7HG	Listed Building Consent for internal office alterations and refurbishment.	Approved	16.09.2019
121865/FO/2018	16 St Ann's Square Manchester M2 7HQ	Installation of 2no wall mounted condenser units within courtyard at rear of building located off of Barton Square, to the rear of St Ann's Square (associated Listed Building Consent application reference 121866/LO/2018).	Approved	11.02.2019
121866/LO/2018	16 St Ann's Square Manchester M2 7HQ	LISTED BUILDING CONSENT Installation of 2no wall mounted condenser units within courtyard at rear of building located off of Barton Square, to the rear of St Ann's Square (associated planning application reference 121865/FO/2018).	Approved	11.02.2019
111073/LO/2016/C1	14 St Ann's Square Manchester M2 7HQ	Listed Building Consent for the installation of one projecting sign.	Approved	29.04.2016
110978/AO/2016/C1	14-20 St Ann's Square Manchester M2 7HQ	Retrospective advert consent for the installation of one projecting sign.	Approved	29.04.2016
108558/LO/2015/C1	McDonalds Restaurant 18 St. Ann's Square Manchester M2 7HQ	Listed Building Consent Minor internal alterations to the restaurant and installation of digital promotion screen.	Approved	07.09.2015
107227/LO/2014/C1	Office Ltd 16 St. Ann's Square Manchester M2 7HQ	Listed Building Consent- for the installation of replacement individual fascia lettering, 1no. internally illuminated projecting	Approved	19.12.2014

		sign, redecoration of existing shopfront surround and minor internal shop fit out works.		
107228/AO/2014/C1	Office Ltd 16 St. Ann's Square Manchester M2 7HQ	Installation of 1no. internally illuminated projecting sign.	Approved	19.12.2014
102950/FO/2013/C1	Nos. 12-22 St Ann's Square Manchester M2 7HG	Change of use of the upper floors from office (B1) and institutional (D1) uses to flexible office (B1) or medical and health services (D1) uses (part retrospective).	Approved	12.09.2013
099971/JO/2012/C1	McDonalds Restaurants Ltd 18 St. Ann's Square Manchester M2 7HQ	Variation of condition 2 attached to application ref no 097698 to alter the internal lighting and cladding to counters.	Approved	28.08.2012
096875/AO/2011/C1	18 St Ann's Square Manchester M2 7HQ	Erection of replacement fascia's sign and erection of new projecting sign at fascia level	Approved	09.05.2012
097698/LO/2011/C1	McDonalds Restaurant Ltd. 18 St Ann's Square Deansgate Manchester M2 7HQ	Listed Building Consent Internal alterations including retrospective consent for works to lightwell and consent for redecoration and new fit out.	Approved	12.07.2012
096933/LO/2011/C1	18 St Ann's Square Manchester M2 7HQ	Listed Building Consent Installation of new sliding entrance doors, repainting of shop front and erection of new fascia and projecting sign.	Approved	09.05.2012

Appendix 2 – Listed Buildings

Address	Grade	Year Listed
Church of St Ann	I	25.02.1952
25 St Ann Street	II*	25.02.1952
Barton Building Including Barton Arcade	II*	25.01.1972
Haywards Building, 62 -66 Deansgate	II	25.09.1973
War Memorial (Boer War)	II	03.10.1974
Royal Exchange	II	03.10.1974
Nos. 18 and 20 St Ann's Square	II	03.10.1974
No.22 St Ann's Square	II	06.06.1994
Mansfield Chamber, 17-23 St Ann's Square	II	03.10.1974
Codbens Statue	II	03.10.1974
Alliance House, 28-34 Cross Street	II	03.10.1974
Deacon monument North of apse at East end of Church of St Ann	II	06.06.1994
No.16 St Ann's Square	II	06.06.1994
Deacon monument North of apse at East end of Church of St Ann	II	06.06.1994
No.16 St Ann's Square	II	06.06.1994