



19 August 2022

Dear Sir/Madam,

Clarence House, Clarence Street, Manchester M2 4DW – External Alterations

On behalf of our client, Threadneedle Pensions Ltd, we enclose a full planning application for external alterations to Clarence House, M2 4DW including the refurbishment of the main entrance, new framed doors, up-lighting, canopy and façade changes.

In addition to this cover letter, the application submission package comprises the following documents:

- Design and Access Statement, prepared by Workman
- Site Location Plan (ref. M211671-D09-01)
- Existing and Proposed Elevations (ref. CH-JS-XX-00-DR-I-2007 rev. P02)
- Existing and Proposed Canopy Sections (ref. CH-JS-XX-00-DR-I-0801 rev. P01)

The required application fee of £234.00 has been paid online via Planning Portal directly to the Manchester City Council.

SITE DESCRIPTION

The site consists of the six-storey Clarence House providing Grade A office space, located in Manchester City Centre. The building is of 19th Century design, redeveloped in the 1980s including the construction of two additional stories contained within a mansard roof, and refurbished in 2012 including replacement of windows, installation of new canopy and entrance doors, and replacement of hard landscaping.

Clarence House primarily fronts Clarence Street, where the building can be accessed, but also fronts Tib Lane and Bow Lane. The building is a corner development at the junction between Clarence Street and Tib Lane.

The surrounding area is characterised by a mixture of uses, predominantly in office use with some town centre uses at ground-level.

The building is not listed but sits within Albert Square Conservation Area.

PROPOSED DEVELOPMENT

The proposal seeks permission for external alterations, including the refurbishment of the existing main entrance to include new glazed doors and a new canopy arrangement and inclusion of lighting, as shown in drawing ref. CH-JS-XX-00-DR-I-2007.

The proposed canopy arrangement respects the historic architecture of Clarence House and the surrounding area with attractive finishes whilst also extending above the DDA access where the existing canopy does not. The proposed main entrance doors will provide an entrance point with sleek modern glass whilst also improving the thermal performance as the air leakage from the existing unframed glazing is poor. These proposed works will improve the general look and feel of the existing arrangement.

It should be noted that this application does not seek permission for signage, which will be sought in a subsequent advertisement application.

DEVELOPMENT PLAN

Nation Planning Policy

The National Planning Policy Framework, 2021 (NPPF) sets out at paragraph 7, the Government's commitment to achieving sustainable development. The three overarching objectives of economic, social and environmental, should be seen as being at the heart of the Government's ambition for sustainable development.

Paragraph 38 of the NPPF states that decision-makers should "seek to approve applications for sustainable development where possible", which includes the objective of building a "strong, responsive and competitive economy". Furthermore, applications which accord with an up-to-date plan should be approved without delay.

To achieve this, paragraph 11 includes a "presumption in favour of sustainable development" for both plan making and decision taking. This means approving proposals that accords with development plan without delay. Social object of para 8

With regards to design paragraph 126 of the NPPF states that "the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve." Part C of paragraph 130 requires planning decisions to ensure that developments "are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change."

Development Plan

The Development Plan for Manchester comprises of the Manchester Core Strategy Development Plan Document (adopted in July 2012).

Policy SP 1 'Spatial Principles' of the Manchester Core Strategy requires that development create well designed places that enhance or create character and protect/enhance the built environment, and Policy DM 1 'Development Management' required development to have regard for issues including: appropriate siting, layout, scale, form, massing, materials and detail; impact on the surrounding areas; effects on amenity; accessibility; crime prevention; and, effects relating to heritage.

Policy CC 9 'Design and Heritage' requires that development in the City Centre preserve/enhance heritage assets including listed buildings and conservation areas, Policy EN 1 'Design Principles and Strategic Character Areas' requires all development in Manchester City Centre Character Area to give consideration to the City's heritage, and Policy EN 3 'Heritage' requires developments be designed to preserve or enhance the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance.

We consider these policy matters below.

PLANNING ASSESSMENT

The proposed external alterations would, by means of design and materials, result in an attractive and tasteful visual uplift to the existing arrangement, whilst respecting and complimenting the heritage character of the building and surrounding area in accordance planning policy. Whilst minor in nature, this would be designed to a high standard.

The proposed canopy, the main entrance doors, and lighting are all of high-quality design with attractive finishes, with copper style refreshing and enhancing the buildings appearance whilst remaining appropriate for the historic context.

Additionally, the canopy would improve the accessible access of the building by extending above the DDA access where the existing canopy does not, and the proposed entrance doors would improve the sustainability of the building by improving the buildings thermal performance, as the air leakage from existing unframed glazing is poor.

Overall, the proposals offer new and attractive entrance to Clarence House, refreshing the increasingly tired and dated appearance whilst also improving the sustainability and accessibility of the building. Additionally, these improvements would facility the continued use of existing building for Grade A office space. This is consistent with the principles of sustainable development.

HERITAGE ASSESSMENT

Clarence House is a non-listed heritage asset located within the Albert Square Conservation Area and adjacent to the boundary of the Upper King Street Conservation Area.

The Albert Square Conservation Area is characterised by buildings of civic grandeur. However, Clarence House is slightly removed from the civic setting of Albert Square to the south.

Whilst the buildings within the conservation area exhibit a wide variety of styles, Clarence House adheres to the architectural style of the buildings in its immediate vicinity with grand 19th Century design built primarily with red bricks complimented with stone features. Like many of the surrounding building, Clarence House has been subject to modern refurbishments to facility modern use of the building. Externally this notably includes the existing entrance way, the windows, and the additional stories within the mansard roof.

The proposal is for external alterations, including the refurbishment of existing main entrance to include new glazed doors and canopy arrangement and inclusion of lighting.

The conservation area appraisal for states that "designers should respect the architectural character of the existing historic buildings and create proposals which harmonise with them." This goes on to stipulates that "this does not mean producing pastiche or a copy of an old building, since each building should have a vitality of its own and reflect the period in which it is built." This

proposal seeks to refresh non-original features of the building, which presently do not harmonise with heritage character of Clarence House and the surrounding area, with features more appropriate in terms of colour, form, and materials used.

This proposal includes modern features, rather than gimmick pastiche features, which nonetheless enhance and compliment the historic features of the building through refreshing the entrance of the building with the appropriate grandeur and elegance for the building and the surrounding area.

Finally, it is also considered that the proposal will have no impact on the listed building to the south, Northern Assurance Building.

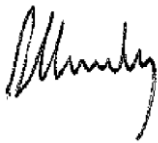
CONCLUSION

The proposal seeks external works for office space, at Clarence House in Manchester City Centre.

The proposed external alterations would, by means of design and materials, would result in a significant visual uplift with protecting and enhancing the historic character of the building and surrounding area. Whilst minor in nature, these alternations are necessary for continued use of the building for Grade A office space.

We trust you have everything you require to validate and determine this application within the statutory time frame. Should you wish to discuss any aspect of this application, please do not hesitate to contact me.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Daniel Harley'.

Daniel Harley
Planner