



Manchester City Council
City Centre Team – Development Management
P.O. Box 532
Town Hall
Manchester
M60 2LA

4th August 2022

Dear Sir / Madam,

Righton Building, Manchester Metropolitan University – Full Planning Permission and Listed Building Consent for the replacement M&E (including external flue pipe and ventilation grilles) and ground floor minor refurbishment works

Please find enclosed an application for Full Planning Permission and Listed Building Consent for the replacement basement plant (including external flue pipe and ventilation grilles) and ground floor minor refurbishment works at the Righton Building Cavendish Street, M15 6BG. The applicant is Manchester Metropolitan University.

Site Description

The Righton Building is located south of Manchester City Centre within the cities university corridor. The Site is bound by Cavendish Street to the north, Upper Ormond Street to the east, Boundary Street West to the south and largely abutted to the neighbouring building with courtyard to the west.

The building is formed of a single building known as the Righton Building, which was originally built as a drapers shop and showroom with storage at basement floor level, the building was subsequently converted when taken on by MMU in 20th century as the students union and subsequently and currently for the school of art and Manchester fashion institute. The Righton Building consists of basement ground and first floor levels, with the building largely surviving in tact both externally and internally with a large proportion of its original fabric and features.

In terms of designated heritage assets, the Site consists of the Grade II listed Righton Building (list entry no. 1197781) and sits adjacent to other Grade II listed buildings in the Ormond Building to the north and Grosvenor Building to the east. The building is not located within, or close to a conservation area.

This application has been prepared for Manchester Metropolitan University (MMU), who are the predominant landowners in the university corridor, along with the University of Manchester. The university is going through a period of major capital refurbishment projects in the area, with the Grosvenor East Building having recently undergone a major redevelopment.

Background

In winter 2021-22, a major scheme of asbestos removal was completed to the basement of the building that had become contaminated with asbestos debris and dust. The asbestos contamination was inhibiting the use and more importantly the maintenance and upgrade of the building failing M&E plant.

In March 2022 a listed building consent was granted (ref: 132760/LO/2022) for the removal of modern plasterboard ceilings and the remnants of the deteriorated flat lath and plaster ceiling as to enable the basement could be fully cleaned and signed off as asbestos free. The asbestos removal works would enable the M&E plant replacement included in this application to come forward, as well as the ground floor refurbishment works (due to services running through the basement)

Significance of the Heritage Assets

The below summarises the significance of the heritage asset of relevance to this application. Further detail can be found in the Heritage Statement prepared by SLHA.

Grade II listed Righton Building (list entry no. 1197781)

The Righton Building was constructed between 1904 and subsequently opened in 1905.

The buildings ornate architectural features, use of building terracotta, glazed brick and leaded windows, as well as the purpose built nature as a drapers showroom are of high significance to the building.

The components of the eastern elevation, as well as the original plan form with cast iron columns and internal balcony are of high heritage significance and their capacity for change is ultimately minimal.

The building utilised some innovative construction methods of the time with the early use of a flat roof covering. The central skylight enabled natural daylight to flood through the first floor balcony into the ground floor. Internal glazed floor lights have been uncovered at ground floor level that further illustrate the functional design of the building.

The asset is not within a conservation area or on a local heritage at risk register.

Environmental Designations

The Site is in flood zone 1..

The Site is located within an Air Quality Management Area.

Pre-application Engagement

Informal consultation has taken place with Manchester City Council's Conservation Officer and planning officer to confirm that a planning permission as well as a listed building consent application will be required for the proposed works due to the installation of the external flue. The consultation also confirmed what information / assessments would be required to be submitted with the application.

Proposed Development

The Proposed Development seeks to replace and relocate the buildings mechanical & electrical plant (M&E) within the basement, that will require the replacement and relocation of the external flue pipe and introduction of two new external ventilation grilles to the south elevation. The proposals also include refurbishment of internal areas to the ground floor.

The descriptions of development are as follows:

Planning Permission for:

"Planning Permission for the removal of the west elevation M&E plant flue pipe and ventilation ductwork and installation of a new powder coated flue pipe to the south elevation, as well as the installation of two ventilation grilles also to the south elevation."

Listed Building Consent for:

“Listed Building Consent for for the removal of the west elevation M&E plant flue pipe and ventilation ductwork and installation of a new powder coated flue pipe to the south elevation, as well as the installation of two ventilation grilles also to the south elevation. Internal minor refurbishment works to the ground floor space to remove and replace modern partitioning, install new services to the café and renew floor, wall and ceiling finishes.”

The works included within the application for Full Planning Permission and Listed Building Consent will include:

- Removal of the M&E flue pipe and ventilation ductwork to the west elevation.
- Making good brickwork to the west elevation with brick and mortar to match the existing.
- Introduction of a new powder coated flue pipe to the south elevation.
- Installation of two powder coated ventilation grilles to the south elevation at ground floor level.

The works included within the application for Listed Building Consent will include:

- Removal of the M&E flue pipe and ventilation ductwork to the west elevation.
- Making good brickwork to the west elevation with brick and mortar to match the existing.
- Introduction of a new powder coated flue pipe to the south elevation.
- Installation of two powder coated ventilation grilles to the south elevation at ground floor level.
- Removal of existing M&E from the open floor plan of the basement and installation of new M&E plant within the original boiler room at basement level.
- Removal and replacement of internal partitions at ground floor level.
- Removal and replacement of fixed furniture.
- Installation of new services to the ground floor to suite the alterations.
- Renewal of modern floor, wall and ceiling finishes.

The primary elevations of the building (north and east), as well as elements of high significance will not be impacted by the proposals.

Structural Assessment

The building's structural stability is not of concern and the proposed works will not impact the building structurally, therefore no structural assessment is required to supplement the proposed works.

Methodology

The works have been programmed and will be undertaken with due care to historic fabric utilising hand tools only. All works have been co-ordinated with Heritage Architecture as Heritage Consultants.

Planning Policy

National Planning Policy Framework (2021)

The National Planning Policy Framework (NPPF) (revised version published July 2021) articulates the priorities of the Plan for Growth within planning policy.

At the heart of the 2021 revised NPPF lies the 'presumption' in favour of sustainable development, which supports proposals that are in accordance with policies in an up-to-date Development Plan. Sustainable

development is about positive growth – making economic, environmental, and social progress for this and future generations. The purpose of the planning system is to achieve sustainable development. Paragraph 8 of the NPPF states that to achieve this, there are three overarching objectives, which need to be pursued mutually. Firstly, the economic role should contribute to sustainable development by building a strong, responsive, and competitive economy and ensuring the sufficient amount of and right type of development to support growth. Secondly, the social role is required to support communities by creating a high-quality built environment with accessible local services to reflect the needs of the community. Lastly, the environmental role should protect and enhance the natural, built and historic environment.

Conserving and enhancing the historic environment

Paragraph 197 of the NPPF (2019) states that “in determining applications, local planning authorities should take account of:

- *the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- *the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- *the desirability of new development making a positive contribution to local character and distinctiveness.”*

Paragraphs 199-202 place great weight on the conservation of designated heritage assets, emphasizing the need to avoid “substantial harm” in terms of demolition, significant alteration, or compromise the setting 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.

The Heritage Statement prepared by SLHA to assess the impact the proposals will have on the designated asset. Direct heritage impacts are those that result as a primary consequence of the proposed works, comprising physical changes to fabric or a change in the character or appreciation of a designated heritage asset. As set out in Table 5 of the Heritage Statement document prepared by SLHA, the statement concludes that the proposals will result in 4 instances of negligible adverse direct impact; 5 instances of neutral direct impact; and 4 instances of negligible beneficial direct impact. However, whilst elements of adverse direct impact have been identified, some intervention to the historic fabric is ultimately necessary to restore the buildings open plan basement plan form and ensure that the buildings can continue to be in use with the necessary renewal of M&E plant.

In accordance with NPPF Paragraph 202 any harm needs to be outweighed by public benefits, including heritage benefits. In this case, it is considered that the proposals have taken due care as to minimise and balance heritage impacts, whilst the public benefit of ensuring the building can continue to be in use provides a great public benefit.

The heritage assessment therefore concluded that in the long term the proposals will have a neutral direct impact on the Site’s special interest as Grade II listed buildings.

Manchester Local Plan

The Site is situated within the administrative boundary of Manchester City Council. Local heritage Planning policy maintains the same focus as the NPPF. The City Council’s heritage policies focus on the fundamental importance of “*preserving or, where possible, enhancing the historic environment*”. The following policies from Manchester’s Core Strategy (2012) are of importance to the heritage assets considered within this statement.

- **Policy CC9 (Design and Heritage)** states that development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments.
- The Council's key regeneration objective is tempered by the need to ensure that: *"historic Sites and areas of particular heritage value should be both safeguarded for the future and, where possible, enhanced for their own heritage merits and as part of wider heritage regeneration proposals"* (**paragraph 12.21, Policy EN3**). The policy thus evidently requires development proposals to be sensitive to the inherent values of the designated heritage asset, with any impact justified by clear, documentary evidence.

The development will ensure that the building can continue to be used by the university through the M&E plant being replaced and refurbishing the existing modern services to the buildings ground floor area, whilst safeguarding the buildings heritage value for future.

The proposals will also bring the basement area a further step closer to its refurbishment and conversion to use in future phases of works.

The proposals can therefore be considered to be in accordance with the Manchester Local Plan policies.

Other Material Planning Considerations

Ecology

Due to the scope and nature of the proposed works, ecology has not had to be considered under the proposals. Where the contractor comes into contact with or finds evidence of protected species, this will be brought to the attention of the project team and the project paused until mitigation and protection is in place.

Ventilation, Extraction and Odour / Noise / Acoustics

There are two primary elements relating to the scheme of ventilation, extraction and odour, the provision of a new stainless steel combustion flue (powder coated) to serve new boiler equipment, and the provision of combustion air make-up for correct operation of the systems.

Boiler combustion flue:

- The new condensing boiler installations require a stainless-steel flue installation (material selection suited to combustion gas products and potential for degradation) to support the proposed plant replacement, which is essential for the continued operation of the building.
- The flue route and length to discharge are limited in strict accordance with manufacturers recommendations and approved documents, to ensure appropriate discharge of combustion gases, therefore limiting the route from the proposed plant area to roof level.
- The internal chimney stack is not accessible, or suitable for the proposed combustion products from a condensing boiler, nor is access achievable to each joint in the proposed flue route for routine maintenance in accordance with combustion requirements.

Combustion air make-up supply and extract fans:

- In order to support the correct operation of the boiler installations in accordance with gas regulations, combustion air make-up and exhaust is required to the plantroom.
- Combustion air make-up is required for safe and efficient combustion, and to maintain the plantroom within set temperature parameters in accordance with all relevant guidance and would be non compliant without this provision.

- As the plantroom is located at basement, the combustion airt make-up requires fans to deliver air at the appropriate level (high and low level ventilation required), which are adequately attenuated to limit impact on the surroundings.
- Intake and exhaust louvres have been positioned local to the plantroom as they require direct access to the space served to limit potential for plant failure / incorrect operation.
- Intake and exhaust air does not contain combustible materials (transferred to roof by the proposed boiler flue above) and is suitably attenuated and therefore should not pose a potential odour or noise risk.

It is expected that the replacement and alteration proposals to the basement M&E plant will not cause a substantial change to the existing installation, with new plant and equipment expected to improve upon the existing installations specification.

Summary

In addition to this covering letter, the following documents have been submitted in support of the application for full planning permission and listed building consent:

- Completed Application Form and notices;
- Application Drawings (see Appendix A) prepared by Manchester Metropolitan University and AHR;
- Design and Access Statement prepared by AHR
- Heritage Statement: Significance Appraisal and Impact Assessment prepared by Stephen Levrant Heritage Architecture;

I would be grateful for written confirmation of receipt and registration of this application.

Yours sincerely,



Declan Cahill

BSc(Hons)

Historic Building Surveyor

For and on behalf of Heritage Architecture Ltd

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Appendix 1 – Drawing Schedule

File Name	Drawing Reference	Drawing Title	Supplier	Date
300_01_Location Site Plan		01_Location & Site Plan	MMU	May 2022
300_02_Existing Plans		02_Existing Layout	MMU	May 2022
300_03_Existing Elevations		03_Existing Elevations	MMU	May 2022
300_04_Proposed Plans		04_Proposed Layout	MMU	May 2022
300_05_Proposed Elevations		05_Proposed Elevations	MMU	May 2022
50953_52_RIG-002	50953(52)RIG-002	Mechanical Engineering Services Righton Building Proposed Drainage Layout	Hulley and Kirkwood Consulting Engineers	24/05/2022
50953_53_RIG-002	50953(53)RIG-002	Mechanical Engineering Services Righton Building Proposed Domestic Water Layout	Hulley and Kirkwood Consulting Engineers	24/05/2022
50953_56_RIG-001	50953(56)RIG-001	Mechanical Engineering Services Righton Building Existing Heating Strip Out Layout	Hulley and Kirkwood Consulting Engineers	01/04/2022
50953_56_RIG-002	50953(56)RIG-002	Mechanical Engineering Services Righton Building Proposed Heating & Cooling Layout	Hulley and Kirkwood Consulting Engineers	24/05/2022

50953_57_RIG-001	50953(57)RIG-001	Mechanical Engineering Services Righton Building Existing Ventilation Strip Out Layout	Hulley and Kirkwood Consulting Engineers	24/05/2022
50953_57_RIG-002	50953(57)RIG-002	Mechanical Engineering Services Righton Building Proposed Ventilation Layout	Hulley and Kirkwood Consulting Engineers	24/05/2022
50953_60_RIG-001	50953(60)RIG-001	Electrical Engineering Services Existing Small Power & Data Services & Strip Out Layout	Hulley and Kirkwood Consulting Engineers	15/03/2022
50953_60_RIG-002	50953(60)RIG-002	Electrical Engineering Services Existing Lighting & Fire Alarm & Strip Out Layout	Hulley and Kirkwood Consulting Engineers	06/04/2022
50953_62_RIG-001	50953(62)RIG-001	Electrical Engineering Services Proposed Small Power & Data Services Layout	Hulley and Kirkwood Consulting Engineers	31/03/2022
50953_63_RIG-001	50953(63)RIG-001	Electrical Engineering Services Proposed Lighting & Fire Alarm Services Layout	Hulley and Kirkwood Consulting Engineers	31/03/2022
MMU-RB-SS-00-001 - Existing Ground Floor General Arrangement Plan - rev C	MMU-RB-SS-00-001	Existing Ground Floor General Arrangement Plan	AHR	28/03/2022
MMU-RB-SS-00-002 - Proposed Ground Floor General Arrangement Plan - rev C	MMU-RB-SS-00-002	Proposed Ground Floor General Arrangement Plan	AHR	28/03/2022

MMU-RB-SS-10-001 - Proposed Demolition Plan - rev C	MMU-RB-SS-10-001	Proposed Demolition Plan	AHR	28/03/2022
MMU-RB-SS-22-001 - Proposed Partition Plan - rev C	MMU-RB-SS-22-001	Proposed Partition Plan	AHR	28/03/2022
MMU-RB-SS-22-002 - Proposed Cafe Partition Details - rev C_lo	MMU-RB-SS-22-002	Proposed Cafe Partition Details	AHR	28/03/2022
MMU-RB-SS-22-003 - Proposed Meeting Area Parttion Details - rev C_lo	MMU-RB-SS-22-003	Proposed Meeting Area Partition Details	AHR	28/03/2022
MMU-RB-SS-22-004 - Proposed Breakaway Area Parttion Details - rev C	MMU-RB-SS-22-004	Proposed Breakaway Area Partition Details	AHR	28/03/2022
MMU-RB-SS-42-001 - Proposed Wall Finishes Plan - rev C	MMU-RB-SS-42-001	Proposed Wall Finishes Plan	AHR	28/03/2022
MMU-RB-SS-43-001 - Proposed Floor Finishes Plan - rev C	MMU-RB-SS-43-001	Proposed Floor Finishes Plan	AHR	28/03/2022
MMU-RB-SS-45-001 - Proposed Ceiling Plan - rev C	MMU-RB-SS-45-001	Proposed Ceiling Plan	AHR	28/03/2022
MMU-RB-SS-46-001 - Proposed Joinery Finishes Plan - rev C	MMU-RB-SS-46-001	Proposed Joinery Finishes Plan	AHR	28/03/2022
MMU-RB-SS-70-001 - Proposed FFandE Plan - rev C	MMU-RB-SS-70-001	Proposed FF&E Plan	AHR	28/03/2022
MMU-RB-SS-70-002 - Podium-Reception Details - rev C	MMU-RB-SS-70-002	Podium-Reception Details	AHR	28/03/2022
MMU-RB-SS-70-003 - Tea and Coffee Servery Details - rev C	MMU-RB-SS-70-003	Tea and Coffee Servery Details	AHR	28/03/2022
MMU-RB-SS-70-004 - Refreshment Servery Details - rev C	MMU-RB-SS-70-004	Refreshment Servery Details	AHR	28/03/2022

MMU-RB-SS-98-001 - OS Plan - rev C	MMU-RB-SS-98-001	OS Plan	AHR	28/03/2022
MMU-RB-SS-98-002 - Block Plan - rev C	MMU-RB-SS-98-002	Block Plan	AHR	28/03/2022
MMU-RB-SS-98-003 - Location Plan - rev C	MMU-RB-SS-98-003	Location Plan	AHR	28/03/2022