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Planning Department
Manchester City Council
PO Box: 532
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12th December 2025

PP Ref: PP-14554909
Via Planning Portal

To whom this may concern,

FULL PLANNING APPLICATION: MINOR EXTERNAL ALTERATIONS AT THE GLOBE AND SIMPSON BUILDING, 88-100, NEW QUAY STREET, MANCHESTER M3 4PR.

We write on behalf of our client, Aviva Life & Pensions UK Ltd, to submit a full planning application for minor external alterations at 88–100 New Quay Street, Manchester, M3 4PR. This letter provides the description of development, an overview of the site and its context, a summary of the relevant planning history, and details of the proposed works. It also outlines the supporting documents included within the submission package accompanying this application.

The description of development is as follows: -

Minor external alterations comprising the installation of additional louvre panels and decorative rainscreen cladding to accommodate new ventilation and servicing requirements

a. Submission Package

The application package comprises the following documents:

Title	Author	Drawing Number
Covering Letter (this doc)	Iceni Ltd	-
Site Plan	Studio 3	SJQ-102 AXS XX XX DR A 00100 (rev A)
Existing West Elevation	Studio 3	PL-001 - (rev A)
Proposed West Elevation	Studio 3	PL-002 - (rev A)
Existing East Elevation	Studio 3	PL-003 - (rev A)
Proposed East Elevation	Studio 3	PL-004 - (rev A)
Louvre Concept 5	Studio 3	SK-005 (rev D)
Architectural Panel Support Frame Details	Forster Tullett	DR-101 - (rev A)
STRONGDOR-SECURIDOR_SPECIFICATION	Strongdor Ltd	-
Louvre Panel Product Specification	Bridge Louvre Ltd	-
Noise Egress Report	Sandy Brown Ltd	-

b. The Site and Site Context

The site is a ground-floor commercial unit in the Globe And Simpson Building, which is a nine-storey structure comprising workspace and flexible commercial floorspace at ground level.

The commercial and cultural-led regeneration of the St Johns area (where the site is located) means that it now has over 1,000,000 sq.ft of fully occupied new and refurbished commercial office floorspace, as well as being home to Aviva Studios, 1,600 co-living bedspaces across two buildings, two hotels, a series of refurbished TV studios, and a new high-quality public realm on the former ITV Granada Studios Estate.

Currently, the site remains vacant until the works outlined below have been approved and the unit can be occupied by the future tenant, a high-end food and beverage (F&B) operator

c. Planning History – (Ref: 140797/FO/2024)

The site is subject to the following on-site planning history: -

Planning Ref	Description	Decision & Date
121721/FO/2018	Erection of a 9-storey building (including ground) comprising workspace (Use Class B1) and flexible commercial floorspace at ground level (Use Class A1, A3 and/or B1), referred to as Building 2, above basement level for car and cycle parking, together with new public realm, landscaping, provision of external seating areas, access and other associated works.	Approved January 2019
125222/JO/2019	Minor Material Amendment to vary Plan References listed in Condition 2 of Planning Permission 121721/FO/2018 to facilitate the removal of the car park ramp from New Quay Street, revised basement layout, above-ground design changes, and associated works.	Approved January 2020
140797/FO/2024	External alterations consisting of the addition of louvres and an external door.	Refused December 2024

Source: Manchester City Council's Online Planning Application Tracker

Planning Ref: 140797/FO/2024 – Refused December 2024

A full planning application was submitted and validated on the 16th of August 2024 and sought planning permission for external alterations consisting of additional louvres and an external door. This application was refused on the 31st of December for the following reason: -

- The proposed external alterations, by reason of siting and appearance, would form incongruous and unsympathetic alteration to this high quality building within a key regeneration area. The changes would appear out of context and out of character with both the architecture of the building and the surrounding area. The proposed development would therefore result in an unduly harmful impact on visual amenity. The development is therefore contrary to policies EN1, SP1, CC9, and DM1 of the Manchester Core Strategy (2012) and the NPPF (2024).*

This current application does not benefit from formal a pre-application response; however, detailed conversations regarding the revised scheme have taken place with Jack Naven and Angela Leckei, both planning officers at Manchester City Council (the Local Planning Authority, LPA). Following Teams meetings and the sharing of plans, the LPA have suggested that the proposals are now sufficient to overcome the previous reasons for refusal and a full planning application to formalise these revised plans would be welcomed by the LPA.

d. The Proposed Development

The demand for this application arises from the operational needs of the incoming F&B occupier, whose nature and function require additional M&E service installations that surpass what the existing building infrastructure can support. The volume and specifications of services required for a high-end restaurant exceeds the capacity of the current vertical risers, which were not originally designed to handle this level of extraction and supply systems.

Although the ventilation strategy approved under the original permission recognised the potential for food and beverage (F&B) use within this unit, the level of occupancy and the technical demands associated with the proposed operator exceeds the assumptions of the earlier servicing strategy. As a result, enhanced ventilation and associated plant infrastructure are now necessary to ensure the unit's compliant and efficient operation.

Moreover, the substantial fit-out works carried out on the upper floors by media-sector tenants have created a highly serviced Environment has used up a large part of the building's core distribution space, further reducing the spare capacity for the new ground-floor occupant.

Proposed West Elevation

As demonstrated in the proposed plans submitted alongside this document, there are three areas along the western elevation that are proposed to change. These items have been labelled A1, A2 and A3 on the plans and have been set out below in more detail: -

A1 – Louvre Panels: Three new louvre panels are being installed on the western elevation to improve ventilation support for the F&B occupier. The louvre panels will be fitted with stainless steel bird mesh and insect mesh, feature ducting at the rear of the panels and finished with a polyester powder coating. The position of the louvres has been strategically chosen to contain the service infrastructure in one location and to minimise visual disruption to the western elevation as a result of increasing ventilation capacity.

A3 – Steel Doors & Additional Non-Glazed Bay: To the left of the existing servicing bay, glazed materials will be replaced with a staff door and a service door, providing access to bin storage and staff-only areas. The staff door will be manufactured by 'Strongdor' and finished with a polyester powder coat to match the existing site. It is intended to utilise the same product as within the existing service bay so that the proposed development is in keeping with the rest of the site.

Since this part of the unit is designated for non-public use, it is suggested to obscure the glazing within this bay from public view to prevent unsightly service functions from being visible. It is planned to obscure, rather than replace, the glazed materials, so that if, for any reason, the occupier vacates the space, it can be reverted back to a glazed panel if needed. Additionally, covering this section with non-glazed materials creates a sense of symmetry on the western elevation, as there are also three non-glazed sections at the southern end of the same elevation.

A2 – Rainscreen Cladding: Finally, since we recognise that adding extra louvre panels and non-glazed materials could detract from the site's existing character, we have proposed mitigating this by incorporating a decorative panel that covers the louvres proposed within the service bay. The

decorative panel will sit above door level and then fill the remaining space within these bays. Each panel constituting the façade is rectangular and features multiple rows of evenly sized circles, providing a textured aesthetic while preserving the functionality of the louvres. The panels will be fixed to a steel box frame that fits within the bays' support frames and will not extend beyond the building's existing façade.

Proposed East Elevation

A4 - Louvre Panels: The only visible change along the eastern elevation is the addition of glazed louvres above the entrance door. These will be part of an electrical system complete with a remote, enabling staff to control it at any time. The accompanying text on the proposed plans confirms that the louvre will be specified as Hahn Louvered Window S9-45 and will be installed following the manufacturer's recommendations. The louvre frame will be finished with a polyester powder coating to match the existing curtain walling and cladding. The image is illustrative only, with the final installed louvre expected to feature approximately three fins rather than the multiple fins shown in the example. There are no further changes to the eastern elevation.

e. Summary of Proposed Works and Conclusion

This application seeks planning permission for a series of minor but essential external alterations to the Globe and Simpson Building, necessary to accommodate the operational needs of a new high-end food and beverage occupier. These works directly respond to increased ventilation and servicing requirements that cannot be met by the existing building infrastructure, following extensive discussions with the Local Planning Authority.

The proposals have been carefully designed to address the previous reason for refusal (Ref: 140797/FO/2024) by ensuring that all new elements are visually coherent, sensitively integrated and appropriate to the building's architectural character and the wider St John's regeneration area. The revised scheme consolidates servicing functions, minimises visual clutter, and introduces higher-quality, contextually appropriate materials and finishes.

On the western elevation, the introduction of louvre panels, revised back-of-house doors, and discreet obscured glazing provides a functional and visually balanced solution that supports the operator's servicing requirements while maintaining the established rhythm of the façade. The proposed decorative rainscreen cladding further mitigates visual impact by creating a unified and high-quality architectural treatment.

On the eastern elevation, the single addition of small, controllable glazed louvres above the entrance represents a modest and sympathetic enhancement that aligns with the existing curtain walling system without altering the overall appearance of the elevation.

Overall, the proposals represent a proportionate, high-quality and carefully considered response to the needs of the incoming occupier, overcoming previous design concerns and preserving the integrity and character of this prominent city-centre building. The works will ensure the unit can operate effectively while maintaining the visual amenity of both the host building and the surrounding area.

Yours sincerely,

Lucy Furber
ASSOCIATE