

List No. 5

City Centre Ward	Application Number 083104/FO/2007/C1	Date of Appln 19th Jul 2007	Committee Date 23 rd August 2007
Proposal	Refurbishment of existing building and erection of a five storey extension		
Location	The Peoples History Museum, The Pump House, Bridge Street, Manchester, M3 3ER,		
Applicant	Trustees Of National Museum Of Labour History The Pump House, Bridge Street, Manchester, M3 3ER		
Agent	Austin Smith Lord LLP 4 Jordan Street, Manchester, M15 4PY		

Description

The Pump House Museum occupies a grade 2 listed building and is bounded by the River Irwell, Left Bank, Bridge Street and the Westbury Homes residential development. It is opposite the recently developed Civil Justice Centre (CJC). Immediately to the north of the Museum is a landscaped area owned by the City Council that has been identified for many years as providing an opportunity to expand the facilities of the Museum. It is situated within the Spinningfields area and has been identified as a cultural institution that is of critical importance to the successful regeneration of the area.

The Museum has an internationally important designated collection, which includes the Labour Party archive, collections relating to the TUC, communist party, Suffragists and Suffragettes and the co-operative movement. The Museum also has one of the largest and most important banner collections in the world supported by in-house textile conservation expertise.

The Museum operates on a split site and 103 Princess Street currently provides a number of the museum's important functions. This results in obvious operational difficulties and reduces public awareness of the full range of activities that the Museum provides.

The application proposes the comprehensive refurbishment of the existing listed building and the construction of a four-storey extension on the landscaped site. Works to the listed building would include amongst other things some demolition of original fabric and the replacement of some original windows and the impact of these works on the listed building is considered elsewhere on this agenda. The works would allow all of the Museums publicly accessible facilities to be available on one site delivering a much better visitor experience and creating operational efficiencies. It should broaden the appeal and improve the performance of the museum.

The refurbished building would provide: basement- storage, staff facilities, offices, workshops; ground floor- community galleries, special exhibitions, education wet room, stores; first floor- conference and break out facilities; second floor-AV room and plant.

The extension would provide: basement- reading room, archive, loading bay; ground floor- entrance, café, shop, reception, toilets; first floor- exhibitions, living

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history support space; second floor- exhibitions, conservation studio; second floor- plant room.

The extension would occupy a prominent gateway site which has a generous open setting owing to its proximity to the river and to the open space in front of the CJC. The scale and design of the building is essentially a product of its function especially in relation to the necessary environmental controls that are required within the galleries. The ground floor would have full height glazing and therefore allow views into and out of the building from the river and from the nearby streets. Similarly the circulation cores that would sit between the two buildings would contain substantial amounts of glazing. The main body of the building on the upper levels would have a largely solid appearance and would be clad in corten steel. Horizontal and vertical slot windows would be provided and the jointing detail of the material would provide shadow lines and help to provide interest in the elevation.

The City Council has a land ownership interest in the site and members are reminded that in dealing with this proposal, they are discharging their responsibility as Local Planning Authority and must disregard the City Council's ownership.

Consultations

The Head of Environmental Health - no objections received

The Head of Engineering Services - no objections received

Greater Manchester Police - no objections received

English Heritage -. no objections received

Environment Agency - no objections received

Operational Services - no objections received

Publicity - The proposal has been advertised as a major development, as affecting a listed building and as affecting a right of way and no representations have been received.

Neighbours - The occupiers of adjacent properties were notified about the proposals and no representations have been received.

Issues

Unitary Development Plan - The proposal would make a positive contribution to the area and street-scene and therefore the scheme is considered to be consistent with policies for regeneration (RC1), economic and employment development (I1.1, I1.6, I2.1) and appropriate mix of uses (RC3). The scheme would redevelop a brownfield site improving the area's appearance and is therefore considered to be consistent with policies relating to a better environment (RC4) and promoting tourism (RC6). The scheme would respect the City's and site's architectural and historic heritage, contribute to the re-use of an area so as to secure its economic future, improve the environment and encourage the area's safe use by the public (Policies E3.1, E3.5, E3.6). The

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scheme would preserve the appearance and setting of the conservation area (Policy DC18.1).

The scheme is consistent with the Spinningfields Masterplan.

The scheme's contribution to regeneration - Regeneration is an important policy stance of the UDP and the site's location and the high quality nature of the development would contribute positively to the Spinningfields area. The Museum is an integral part of the successful delivery of Spinningfields and its location on and prominence to the River and nearby streets will provide activity and interest in important locations. In this context, the scheme is considered to be highly beneficial and would promote the regeneration required by approved planning policy.

Scale and form of the development and its impact on the Listed Building - There has been a considerable amount of new investment and development in Spinningfields, the majority of which has been of a large scale and has been very positive. The Museum, although being a large and robust building in its own right, is now one of the smaller buildings in the area but it does retain a significant presence. The proposed extension would be higher than the existing building and its impact does need some consideration. Its size has been determined by its function and is wholly related to the overall requirements of the project. If it were reduced in size, the overall project would be compromised. The manner in which the new circulation core slots between the new and the old buildings and the overall quality of the design would produce a scheme that would be acceptable in terms of its impact on the listed building.

Impact on Amenity - Whilst primarily a museum, the development would comprise other uses and therefore there is the potential for noise generation from the site and between the different uses within the building. It is recommended that conditions are imposed in order to prevent nuisance from noise, fumes and delivery movements and on this basis the development would not adversely affect amenity in the area.

Access - The building would be fully accessible.

Crime and Disorder - It would be expected that an enhanced level of personal security for those using the area would result from this development as a result of the improvements to the level of ground floor activity on the site.

Human Rights Act 1998 considerations - This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have the right to a fair hearing and to this end the Committee must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Unitary Development Plan, the Head of Planning has concluded that some rights conferred by these Articles on the applicant(s)/objectors/residents and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the

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development proposal. He believes that any restriction on these rights posed by approval of the application is proportionate to the wider benefits of approval and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation MINDED TO APPROVE

Subject to Listed Building Consent application 083105 following referral to the Secretary of State.

On the basis that the proposal is in accordance with the provisions of the City Councils Unitary Development Plan, in particular Policy RC20 (Area 25), Policies RC4, RC6, DC19, RC18, DC22, DC9 and there are no material considerations of sufficient weight to indicate otherwise and subject to the following conditions:

Conditions and/or Reasons

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason -

Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2) No deliveries, servicing or collections including waste collections shall be carried out outside of the following hours: XXXXXXXXX

Reason

Reason - In order to protect the amenity of local residents and in accordance with Policy H2.2 in accordance with the Unitary Development plan for the City of Manchester.

3) Construction of the works hereby approved by this permission shall not take place until samples and specifications of the materials to be used on all external elevations of the development have been submitted to and approved in writing by the City Council as local planning authority. The development shall be constructed only using the approved materials unless otherwise agreed in writing by the City Council as local planning authority.

Reason

To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located.

4) Before the development hereby approved commences a report to assess the likely extent of any ground contamination and/or ground gas being present on or affecting the site shall be submitted to and approved in writing by the City Council as local planning authority. Any necessary site investigations shall then be carried out according to a scheme to be agreed in advance with the City

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Council as local planning authority and implemented in accordance with the approved scheme.

Reason

To ensure that the presence of or the potential for any contaminated land/ground gas is detected and appropriate remedial action is taken in the interests of public safety.

5) All vehicles entering and leaving the site during the construction period are to pass through a wheel wash. Details of the wheel wash shall be submitted to and approved in writing by the City Council as local planning authority prior to the development commencing.

Reason

To ensure that the proposed development does not cause unacceptable amounts of dust in the vicinity and to ensure that local roads are kept clear of mud.

6) The development hereby approved shall incorporate measures to minimise the environmental impact and energy use of the building and shall seek to achieve Building Research Establishment Environmental Assessment Methodology (BREEAM) rating of 'very good' as stated in the supporting information submitted with the application. Written confirmation of this rating is to be submitted to and approved in writing by the City Council as local planning authority before the development is occupied, unless otherwise agreed in writing by the local planning authority.

Reason - In the interests of minimising the impact on the environment of the building, pursuant to adopted Manchester Unitary Development Plan policy E1.6, Regional Spatial Strategy policy ER13 and Planning Policy Statement 1 (PPS1).

7) The development hereby approved shall incorporate measures to minimise the risk of crime and to meet the specific security needs of the application site and the development. Any security measures to be implemented in compliance with this condition shall seek to achieve the 'Secure by Design' accreditation awarded by the Greater Manchester Police. Written confirmation of those measures are to be provided to the City Council, as the Local Planning Authority.

Reason - In pursuance of the Council's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions; to promote the well-being of the area in pursuance of the Council's powers under section 2 of the Local Government Act 2000, and to reflect the guidance contained in PPS1 "Delivering Sustainable Development".

8) Before development commences details of the lighting scheme for the building shall be submitted to and approved in writing by the City Council as local planning authority.

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Reason

In the interests of visual amenity and to ensure that the proposed scheme is appropriate to the design of the building.

9) The development hereby approved shall be carried out in accordance with ;
XXXXXXX

Local Government (Access to Information) Act 1985

The documents referred to in the course of this report are either contained in the file(s) relating to application ref: 083104/FO/2007/C1 held by Planning or are City Council planning policies, the Unitary Development Plan for the City of Manchester, national planning guidance documents, or relevant decisions on other applications or appeals, copies of which are all held by the Planning Division.

The following residents, businesses and other third parties in the area were consulted/notified on the application:

Engineering Services
Environmental Health
Contaminated Land Section
Environment & Operations (Highway Authority)
Environment & Operations (Refuse & Sustainability)
Environment Agency
Greater Manchester Police
Salford City Council
Manchester City Magistrates Court, Summons & Warrants, Crown Square,
Manchester, M3 3FL
Manchester City Magistrates Court, Crown Square, Manchester, M60 1PR
The Court Service, The Crown Court, Crown Square, Manchester, M60 9DJ
Apartment 441, 2 Leftbank, Manchester, M3 3AD
Apartment 341, 2 Leftbank, Manchester, M3 3AD
Apartment 635, 2 Leftbank, Manchester, M3 3AD
Apartment 636, 2 Leftbank, Manchester, M3 3AD
Apartment 335, 2 Leftbank, Manchester, M3 3AD
Apartment 435, 2 Leftbank, Manchester, M3 3AD
Apartment 535, 2 Leftbank, Manchester, M3 3AD
Apartment 537, 2 Leftbank, Manchester, M3 3AD
Apartment 538, 2 Leftbank, Manchester, M3 3AD
Apartment 539, 2 Leftbank, Manchester, M3 3AD
Apartment 540, 2 Leftbank, Manchester, M3 3AD
Apartment 338, 2 Leftbank, Manchester, M3 3AD
Apartment 339, 2 Leftbank, Manchester, M3 3AD
Apartment 340, 2 Leftbank, Manchester, M3 3AD
Apartment 438, 2 Leftbank, Manchester, M3 3AD
Apartment 439, 2 Leftbank, Manchester, M3 3AD
Apartment 440, 2 Leftbank, Manchester, M3 3AD
Apartment 334, 6 Leftbank, Manchester, M3 3AE
Apartment 437, 6 Leftbank, Manchester, M3 3AE
Apartment 526, 6 Leftbank, Manchester, M3 3AE
Apartment 333, 6 Leftbank, Manchester, M3 3AE
Apartment 529, 6 Leftbank, Manchester, M3 3AE

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Apartment 629, 6 Leftbank, Manchester, M3 3AE
Apartment 827, 6 Leftbank, Manchester, M3 3AE
Apartment 1028, 6 Leftbank, Manchester, M3 3AF
Apartment 1029, 6 Leftbank, Manchester, M3 3AF
Apartment 1227, 6 Leftbank, Manchester, M3 3AF
Apartment 1231, 6 Leftbank, Manchester, M3 3AF
Apartment 1331, 6 Leftbank, Manchester, M3 3AF
Apartment 316, 12 Leftbank, Manchester, M3 3AG
Apartment 319, 12 Leftbank, Manchester, M3 3AG
Apartment 522, 12 Leftbank, Manchester, M3 3AG
Apartment 1116, 12 Leftbank, Manchester, M3 3AH
Apartment 235, 2 Leftbank, Manchester, M3 3AD
Apartment 238, 2 Leftbank, Manchester, M3 3AD
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Apartment 1012, 12 Leftbank, Manchester, M3 3AH
Apartment 1013, 12 Leftbank, Manchester, M3 3AH
Apartment 1019, 12 Leftbank, Manchester, M3 3AH
Apartment 1020, 12 Leftbank, Manchester, M3 3AH
Apartment 1021, 12 Leftbank, Manchester, M3 3AH
Apartment 1022, 12 Leftbank, Manchester, M3 3AH
Apartment 1023, 12 Leftbank, Manchester, M3 3AH
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Apartment 1120, 12 Leftbank, Manchester, M3 3AH
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Apartment 1122, 12 Leftbank, Manchester, M3 3AH
Apartment 1123, 12 Leftbank, Manchester, M3 3AH
Apartment 1124, 12 Leftbank, Manchester, M3 3AH
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Apartment 1224, 12 Leftbank, Manchester, M3 3AH
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Apartment 1318, 12 Leftbank, Manchester, M3 3AH
Apartment 1319, 12 Leftbank, Manchester, M3 3AH
Apartment 1320, 12 Leftbank, Manchester, M3 3AH
Apartment 1321, 12 Leftbank, Manchester, M3 3AH
Apartment 1322, 12 Leftbank, Manchester, M3 3AH
Apartment 1323, 12 Leftbank, Manchester, M3 3AH
Apartment 1402, 12 Leftbank, Manchester, M3 3AH
Apartment 1403, 12 Leftbank, Manchester, M3 3AH
Apartment 1501, 12 Leftbank, Manchester, M3 3AH
Apartment 1502, 12 Leftbank, Manchester, M3 3AH
Apartment 616, 12 Leftbank, Manchester, M3 3AG
Civil Service Commission, Albert Bridge House, Bridge Street, Manchester, M3 5AH
H M Revenue & Customs, I R Trust Manchester, Albert Bridge House, 1 Bridge Street, Manchester, M60 9XX
H M Revenue & Customs, Recovery Office Manchester South, Albert Bridge House, 1 Bridge Street, Manchester, M60 9DU
H M Revenue & Customs, Albert Bridge House, 1 Bridge Street, Manchester, M60 9DX
H M Revenue & Customs, Manchester Parkway, Albert Bridge House, 1 Bridge Street, Manchester, M60 9AA
H M Revenue & Customs, Inspector Of Taxes Post Room, Albert Bridge House, 1 Bridge Street, Manchester, M60 9BN
D W P, Manchester Dbc, Albert Bridge House, 1 Bridge Street, Manchester, M60 9DA
D W P, War Pensioner Welfare Service, Albert Bridge House, 1 Bridge Street, Manchester, M60 9DF

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H M Revenue & Customs, Inspector Of Taxes Manchester Euston District, Albert Bridge House, 1 Bridge Street, Manchester, M60 9DN

H M Revenue & Customs, Manchester Castlefield, Albert Bridge House, 1 Bridge Street, Manchester, M60 9AF

H M Revenue & Customs, Manchester Broadway, Albert Bridge House, 1 Bridge Street, Manchester, M60 9AG

H M Revenue & Customs, Manchester Training Unit, Albert Bridge House, 1 Bridge Street, Manchester, M60 9AL

H M Revenue & Customs, Post Room, Albert Bridge House, 1 Bridge Street, Manchester, M60 9BG

Leach Rhodes Walker, West Riverside, New Bailey Street, Manchester, M3 5AA

L R W Interior Design Ltd, Riverside, New Bailey Street, Manchester, M3 5AJ

Bruntwood Estates Ltd, Riverside Building, New Bailey Street, Manchester, M3 5FS

The Mark Addy, Stanley Street, Manchester, M3 5EJ

Apartment 227, 6 Leftbank, Manchester, M3 3AE

Apartment 925, 6 Leftbank, Manchester, M3 3AF

Apartment 1216, 12 Leftbank, Manchester, M3 3AH

Apartment 228, 6 Leftbank, Manchester, M3 3AE

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Apartment 237, 6 Leftbank, Manchester, M3 3AE

Apartment 325, 6 Leftbank, Manchester, M3 3AE

Apartment 326, 6 Leftbank, Manchester, M3 3AE

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Apartment 332, 6 Leftbank, Manchester, M3 3AE

Apartment 336, 6 Leftbank, Manchester, M3 3AE

Apartment 337, 6 Leftbank, Manchester, M3 3AE

Apartment 427, 6 Leftbank, Manchester, M3 3AE

Apartment 428, 6 Leftbank, Manchester, M3 3AE

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Apartment 1327, 6 Leftbank, Manchester, M3 3AF
Apartment 1328, 6 Leftbank, Manchester, M3 3AF
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Apartment 1330, 6 Leftbank, Manchester, M3 3AF
Apartment 1332, 6 Leftbank, Manchester, M3 3AF
Apartment 1036, 6 Leftbank, Manchester, M3 3AF
Apartment 222, 12 Leftbank, Manchester, M3 3AG
Apartment 420, 12 Leftbank, Manchester, M3 3AG
Apartment 619, 12 Leftbank, Manchester, M3 3AG
Apartment 1117, 12 Leftbank, Manchester, M3 3AH
Apartment 534, 6 Leftbank, Manchester, M3 3AE
Apartment 536, 6 Leftbank, Manchester, M3 3AE
Apartment 634, 6 Leftbank, Manchester, M3 3AE
Apartment 737, 6 Leftbank, Manchester, M3 3AE
Apartment 837, 6 Leftbank, Manchester, M3 3AE
Allied London Properties Management Ltd, 7th Floor, 2 Hardman Street,
Manchester, M3 3HF
Civil Justice Centre Care Of , Allied London Properties Management Ltd, 7th
Floor, 2 Hardman Street, Manchester, M3 3HF

Relevant Contact Officer: : Lucy Harrison
Telephone No. : (0161) 234 4651
Email : l.harrison1@manchester.gov.uk