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City Centre Ward	Application Number 085052/LO/2007/C3	Date of Appln 13th Nov 2007	Committee Date 20 th Dec 2007
Proposal	Listed Building Consent for demolitions, alterations and extension to the current Manchester Central Exhibition and Conference Complex		
Location	Manchester Central, Windmill Street, Manchester, M2 3GX		
Applicant	Manchester Central, Windmill Street, Manchester, M2 3GX		
Agent	Stephenson Bell, Aeroworks, 5 Adair Street, Manchester, M1 2NQ		

Description

The current Manchester Central Complex consists of three main buildings Manchester Central, the former Central Station, known previously as the G-Mex (a grade II* listed building), the Manchester International Convention Centre (MICC) and the Seminar Centre. The Manchester Central site is bounded by Watson Street/ the Great Northern Tower residential building, Windmill Street, Great Bridgewater Street and Lower Mosley Street. Surrounding the site are the Bridgewater Hall and the following Grade II* Listed buildings; Great Northern Warehouse, the Radisson Hotel and the Midland Hotel. The complex is raised approximately 10m above street level at some points and is separated from Lower Mosley Street by the Metrolink route. The site is adjacent to the St Peter's Square and Deansgate Conservation Areas.

The Complex operates as an internationally important convention, concert, exhibition and conference venue and has hosted events such as the Manchester International Festival and the Labour Party Conference. The complex has an iconic presence socially and physically within the city of Manchester.

The future success of the Manchester Central Complex requires development to be undertaken to improve the facilities currently provided on site to ensure the continuation of the current success. The current accommodation requires updating. The 1980's black patent glazed extensions require extensive maintenance and are widely regarded as unattractive. The opaque glazing of extension to the front elevation of the listed building currently obscures views into the main entrance hall. Facilities such as the restaurant and kitchen also require updating and upgrading.

The application proposes the demolition of the existing 1980's extension and replacement with a new front foyer to provide a main entrance, reception, restaurant area and meeting rooms. It is also anticipated that the foyer will provide exhibition space. Works to the listed building are limited to fixing works and there will be no demolition of original fabric. The proposed foyer space will be more extensive than the existing 1980's extension. The structure will wrap around both the front and side elevation of the building and will

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increase the link between the MICC Seminar Centre and main exhibition hall whilst creating a larger side entrance foyer. The works would allow a more flexible use of the facilities in that the two foyers will allow separate use of the main hall and the side facilities if necessary. It is considered that the proposed extension would broaden the appeal and improve the performance of the centre and allow for greater transparency and views into the G-Mex listed building.

The proposed extension would comprise a front foyer and side foyer and would provide: a reception area, seminar facilities, 2no. restaurants, kitchen and toilet facilities and 2no. plant rooms.

The extension is to be single storey although double height with an additional storey of plant area. The front foyer elevation to Windmill Street would comprise both aluminium framed and frameless glazing with red sandstone. A feature canopy consisting of red sandstone would also be provided at the front foyer entrance. The side foyer onto Watson Street will comprise brickwork to match existing and terne coated stainless steel cladding and red sandstone. Red sandstone is a local material that is proposed in keeping with character of the city and both the red sandstone and the terne coated steel will match existing material used in the construction of the MICC building.

The construction of the proposed extension would be undertaken in three phases:

Phase one would comprise the part demolitions of the existing toilet facilities and provision of a new side entrance foyer with a new plant room at first floor level.

Phase two would comprise the demolitions of the existing front foyer and glass façade and partial demotion of ancillary structures on Lower Mosley Street. A new front foyer would then be constructed.

Phase three would comprise further demolitions to the Watson Street side elevation and construction of new seminar and restaurant facilities with plant space at first floor level.

A planning application referenced 085051/FO/2007/C3 has also been submitted.

Consultations

English Heritage - no objections received

National Conservation Organisations – no objections received

Publicity

The proposal has been advertised as an application for listed building consent - no representations have been received.

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Issues

Unitary Development Plan - The proposal would make a positive contribution to the area and street-scene and would preserve the appearance and setting of the adjacent conservation areas (Policy DC18.1) and would not detract from the appearance of the former Central Station (Grade II* Listed) or of nearby listed buildings (Policy DC19.1).

Scale and form of the development and its impact on the Listed Building - The proposed extension would cover more area than the existing and would wrap around the front and side elevations of the building, but would be lower in height at some points and would provide more transparency allowing views into the building. The proposed extension would be substantially lower than the existing Manchester Central buildings and would not interfere with or detract from the architectural features and appearance of the listed building. The sandstone elements are proposed to provide a focus to the façade whilst not creating a competing architectural element with the main hall. The overall quality of the design would produce a scheme that would be acceptable in terms of its impact on the former Central Station building.

Conservation areas and listed buildings – The proposal should be considered on the basis of whether it maintains or enhances the character and appearance of the adjacent Deansgate and St Peter's Square Conservation Area. The existing 1980's extension does not make a positive contribution to the adjacent conservation area and obscures views to the entrance hall of the listed building.

The adjacent conservation areas are characterised by a variety of building heights with buildings to the back of pavement. The proposal would be of high architectural quality. It is considered therefore that the proposal would provide a building that would enhance the character and appearance of the Deansgate/St Peter's Square Conservation Area.

The application site is in the vicinity of a number of listed buildings and it is therefore necessary to consider the impact that the proposals would have on the settings of these listed buildings. The proposal would be viewed within the settings of the Grade II* listed Midland Hotel, the Grade II* listed former Free Trade Hall and would enhance the appearance of the plaza and street scene and would thereby enhance the settings of the listed buildings.

Access – Full access is provided into and throughout the proposed extension with the exception of the two plant areas.

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.

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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 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

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, DC9.1 and there are no material considerations of sufficient weight to indicate otherwise, and subject to:

a) referral to the Secretary of State

b) and subject to the following conditions:

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

Reason –

Required to be imposed pursuant to Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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

The Planning application Document for Detailed and Listed Building Consent, prepared by Stephenson Bell inclusive of the Architectural Design Report, the Access Strategy, the AHP Building Appraisal and PPG15 Statement, the GMP Crime Impact Statement and the ARUP Acoustic Engineers Design Report stamped as received by the Local Planning Authority on 13th November 2007.

The Transport Statement prepared by Faber Maunsell stamped as received by the Local Planning Authority on 29th November 2007.

The Stephenson Bell drawings numbered:

999 al(0)0002 revA

999 al(05) 0001RA, 0002, 0003, 1001R, 1002, 1501, 1502, 1503, 2002, 2005, 2006, 3001, 3002, 3003, 3004, 3005, 3006, 3007, 3008, 3009

999 al(03) 0003, 0008, 0009

999 al(41) 3004

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940 al(41) 3004

999 al(90) 0001

940 al(90) 0001

940 al(05) 0001, 0002, 1501, 2011, 2002, 2003, 2004, 2005, 3002, 3004, 3005, 3006, 3007, 3008, 3010, 3011, 3012,

999 sk 1001

All stamped as received by the Local planning Authority on 13th November 2007.

999 al(0) 0000

999 al(05) 2003

940 al(05) 2010, 2011, 2012

All stamped as received by the Local Planning Authority on 4th December 2007

The Honeywell Regeneration Services drawing numbered 6591-ch and the Carrier drawing numbered 9500 C stamped as received by the Local Planning Authority on 13th November 2007

The email from Stephenson Bell dated 4th December 2007

Reason –

To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies DC18.1 and DC19.1 of the Manchester Unitary Development Plan.

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: 085052/LO/2007/C3 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 held by the Planning Division.

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

English Heritage (NW Region)

Twentieth Century Society

Ancient Monuments Society

The Georgian Group

The Victorian Society

Society For The Protection Of Ancient Buildings

Council For British Archaeology

English Heritage (NW Region)

Representations were received from the following third parties:

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No representations received

Relevant Contact Officer:	: Emily Greaves
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