

Application Number	Date of Appln	Committee Date	Ward
111283/LO/2016/S1	1 st Apr 2016	28 th Jul 2016	Rusholme

Proposal Listed Building Consent for the refurbishment, and extension of the Hollings Building (comprising the 'Toast Rack', Clothing Block, U-shaped Admin Block and 'Drum') for residential, retail and leisure purposes including the creation of 150 apartments (Class C3), a gym (2,059m² - Class D2), and 649m² of retail and restaurant/café floorspace (Class A1/A3); and associated car parking, landscaping works, boundary treatments and access arrangements.

Location Hollings Building, Old Hall Lane, Rusholme, Manchester, M14 6HR

Applicant Estrela Properties Ltd, C/O Agent

Agent Mr Tom Flanagan, Paul Butler Associates, 31 Blackfriars Road, Salford, M3 7AQ.

Description

This application relates to the 1.51 hectare site, formerly known as the Hollings Faculty, which is located on Wilmslow Road approximately equidistant between Fallowfield District Centre and Rusholme District Centre, which are 500 metres to the south and north respectively. The site is bounded to the north by Cromwell Range; to the east by playing fields of Manchester Grammar School; to the west by Wilmslow Road; and to the south by Old Hall Lane. On the opposite side of Cromwell Range stands student accommodation in the form of Allen Hall and Weston Court, along with St James Church of England Primary School at the head of the cul-de-sac. On the opposite side of Wilmslow Road stands Manchester High School for Girls, whilst to the south of Old Hall Lane there is further student accommodation in the form of Ashburn Hall.

Within the site sits the Hollings Building, a Grade II listed building that comprises of three distinct elements:

- The Toast Rack Tower – a seven storey classroom block which is set back towards the rear/east of the site. Building “A” on the photograph overleaf.
- The Horseshoe and Drum – Semi-circular building located and attached to the western side of the Toast Rack, used primarily as a restaurant, lecture theatre and administration facilities. The Drum is a modern addition constructed in 1995/6 which replaced a smaller building and which the restaurant block wraps around. Located centrally within the site it was used as a library and encloses a car park courtyard. Building “B” on the photograph overleaf.
- The Clothing Block/Gym – This is a single storey block located to the immediate east of the Toast Rack, and borders the eastern site perimeter. The Clothing Block also abuts a former gymnasium building which was constructed

at the same time as the Toast Rack and Horseshoe buildings. The Clothing Block consisted primarily of teaching/workshop facilities.

The remainder of the site is given over to mature landscaping and car parking, the latter of which is accessed off both Cromwell Range and Old Hall Lane.

Proposal

The applicant is seeking Listed Building Consent for the extension/alteration of the Hollings Building in association with the proposal to change of use of the Toast Rack, Horseshoe and Clothing Block elements into 150 apartments and the change of use of part of The Drum and Horseshoe buildings to leisure (Use Class D2) and retail accommodation (Use Class A1).

In more detail:

- Change of use of the Hollings Building to create 150 residential apartments (Class C3), broken down as follows:

	1 bed	2 bed	3 bed	4 bed	Total
Toast Rack	8	33	18	2	61
Horseshoe	18	18	6	0	42
Clothing Block	2	43	2	0	47

- Refurbishment and extension of the Hollings Building, consisting of:
 - a) Toast Rack – Erection of a single storey glazed concierge pavilion, underneath The Toast Rack and fronting Old Hall Lane.
 - b) Toast Rack (front and rear elevations) – Retention of the concrete frame; replacement of the brick slip panels with anodized aluminium curtain walling and new glazing panels.
 - c) Toast Rack (side elevations) – Replace the existing cladding panels and windows at 2nd, 3rd, 4th and 5th floors with new cladding panels with bonded basalt black tiling. At 6th and 7th floors the existing cladding panels will be replaced with a new full height glass bonded curtain walling system that is designed to fit within the existing concrete grid.
 - d) Horseshoe – Removal of the non-original glazed entrance lobby that fronts Old Hall Lane.
 - e) Horseshoe (ground floor outer curve facing Wilmslow Road) – Installation of full height windows to the proposed retail space.
 - f) Horseshoe (side elevations) – Retention of the concrete frame; replacement of the brick slip panels with anodized aluminium curtain walling and new glazing panels.
 - g) Drum – Cladding of the external elevations with timber louvres,
 - h) Clothing Block/Gym – Erection of a further 2 storeys over part of the Clothing Block and one floor to the Gym building in association with the use of this element as 47 apartments.
 - i) Clothing Block/Gym – Elevational alterations and refurbishment, i.e. vehicular and pedestrian entrance points; new glazing panels;

- Installation of a metal and glazing bike store/residents' lounge and other cycle storage facilities throughout the site, providing storage for 252 cycles (100% provision for residents and 42 spaces for users of the retail and gym elements).
- Internal and external alterations to the Drum in connection with its change of use to provide 2,059m² of gym (Class D2) floorspace;
- Internal and external alterations to The Horseshoe in connection with its change of use to Change of use to provide commercial space (Class A1/A3) totalling 649 m² of floorspace;
- Car parking facilities for residential and retail/leisure uses, consisting of 173 spaces located throughout the site. A total of 126 spaces would be for residents of the apartments, 40 for the gym operation and 7 for the retail element.
- Associated access and landscaping works.

An accompanying planning application (111282/FO/2016/S1) for the above and the erection of 11 storey building comprising 60 apartments appears elsewhere on this committee agenda.

Consultations

Local Residents – 12 letters have been received from local residents and members of the public in relation to this application and the accompanying planning application. The following comments are relevant to this listed building consent application:

- The plan to convert this important listed building for residential use with an element of retail and leisure provision is to be applauded and welcomed. The Heritage Statement provided with the applications clearly describes the significance of this unique complex of buildings and the proposals for the conversion of the buildings themselves appear to be well thought out and highly appropriate. The same cannot be said for the proposal to dwarf the Toastrack with a new building. Throughout the Heritage Statement and Planning and Regeneration Statement, claims are made that the erection of a new building is necessary to achieve the preservation of the heritage asset, yet no evidence whatsoever for this is provided with the planning application.
- The proposed 11 storey Gateway Building is completely out of character and scale of the buildings in the surrounding area. The character of the majority of nearby properties is red brick or stone and this modern structure will be out of place in the area, it will loom over the road on what is currently an open area with a lot of light and space and the height will cause a loss of light and not be a fit with current heights of adjacent properties.
- As a pastiche of 1960/70s high tech British architecture, the new apartment building does try to respond to the Toast Rack itself and to integrate into its own site. However, the new building fails to suit its wider environment.

Historic England (North West) – Historic England do not wish to offer any comments on this occasion and have stated that the application should be determined in accordance with national and local policy guidance.

Twentieth Century Society (TCS) – The TCS considers that the proposals cause significant harm to the heritage asset, and that there is no substantial public benefit that can justify this harm. Based on the directives of national policy, the TCS states that it cannot support the proposals in this instance and therefore recommends that the application is refused. The concerns are detailed as follows:

- The Hollings Building is a Manchester icon and a unique work of modern architecture that was undeniably influenced by the Festival style, with its significance being derived from the novelty of the form of its structural components and the rhythm of its colourful, highly textured facades of brick, concrete and enamel.
- The TCS encourages sympathetic developments that put listed buildings to new use and they are of the opinion that residential conversion is appropriate in this case. However, the TCS states that the proposed alterations do not engage sympathetically with this important listed building. They note that the interiors were originally utilitarian teaching rooms, and have little in the way of significant original fabric remaining. Their main concerns lie with the proposed alterations to the exterior of the buildings and with the Gateway building which would stand on the western corner of the site.
- The proposed re-cladding of the buildings is extremely harmful. The proposal justifies re-cladding the entire complex in black rainscreen panels due to water ingress. The TCS strongly consider that an alternative solution should be sought which retains the brick, if necessary through regular manual upkeep which keeps it in good and waterproof condition. Similarly, the colours of the original panelling to balustrades, spandrels and gable ends should be maintained. They do not believe that there is justification to replace the bold, exuberant red and the grey-blue which contribute so fundamentally to the buildings status as a visual icon.
- The use of timber louvres on the central drum building and along the balustrade of the balcony is wholly inappropriate. The drum is not an original feature of the design, but there is no precedent for use of timber in the external palette of materials and it is an incongruent addition in the context of the building group.
- The alternating transoms on the catering block windows should be retained, as should the original matrix of panels and windows on the gable ends. The gables have a consistent rhythm, where the window line is emphasised and supported by horizontal linear breaks between panels. The full length glazing of the upper height of the gables disrupts this rhythm and so harms the special interest of this integral aspect of the façade.
- The TCS also has concerns about the insertion of a glass concierge box. A glazed box was felt to be at odds with the existing buildings, that it would clutter the undercroft and obstruct views through and along it and would protrude disjointedly from beneath the Toastrack building.
- By reason of its mass, height and prominent contorted structural form, the new building would harmfully impact the setting of the Grade II listed Hollings Building. Not only would it disrupt views to and from the building, but it is

considered that its style and scale would dominate and compete with the iconic Toastrack which rises as a unique focal point in the landscape. The TCS strongly feel that the design and size of the Gateway Building should be reconsidered.

Manchester Conservation Areas and Historic Buildings Panel – The Panel felt that the upward extension of the single storey Clothing Hall would be detrimental to view towards and out of the Toast Rack building and would compromise its appearance and setting. The panel felt that the existing openness to the east side of the Toast Rack presented a very different character than that of the front and allowed unfettered views of the pure delicate form of the Toast Rack. They felt that these extensions are unacceptable additions.

The Panel would like to see a better solution for the brick slip panels. They accepted that construction flaws meant that this feature needed addressing, but felt that the colour, texture and module size of this brick feature contributed significantly to the character and aesthetic of the Toast Rack and should be retained or a similar detail reinstated.

The Panel commented that the timber screen cladding to the Drum building was an inappropriate material which wouldn't weather well and would very quickly look shabby. They felt that it would be better to re-fenestrate the whole building and look at an alternative material for the screening. The Panel suggested powder coated metal fins or tubes as an alternative. They asked that any proposed material should form a continuous curve and not be faceted.

The Panel drew attention to the importance of maintaining views of the Toast Rack and retaining its landscaped setting, and commented that the new build element to the front of the site would have a detrimental effect on the setting and views of the main building due to its scale and complex design which they felt undermined the qualities of the Toast Rack and drew more attention to it. The Panel would prefer to see a much simpler and quieter building on site that didn't compete with the architectural form, finesse and delicacy of the Toast Rack itself.

The Panel highlighted that it was important to maintain open views through the ground floor.

Policies

The National Planning Policy Framework (NPPF) – The NPPF was published on the 27th March 2012 and replaces and revokes a number of Planning Policy Guidance (PPGs) and Planning Policy Statements (PPSs) previously produced by Central Government. The NPPF constitutes guidance for local planning authorities and decision-makers both in drawing up plans and as a material consideration in determining planning applications. It does not change the statutory status of the development plan, i.e. the Core Strategy, as the starting point for decision making and it states further that development that accords with an up-to-date local plan, such as the Core Strategy, should be approved unless other material considerations indicate otherwise.

The NPPF states that the planning system must contribute to the achievement of sustainable development. Of relevance in this instance is Section 12 (*Conserving and enhancing the historic environment*).

Section 12, *Conserving and enhancing the historic environment* – Paragraph 131 states that in determining planning 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 conservation.
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality;
- the desirability of new development making a positive contribution to local character and distinctiveness

Paragraph 132 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given the asset's conservation. The more important the asset, the greater weight it should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to loss or loss of a grade II listed building, park or garden should be exceptional.

Paragraph 133 states that where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- the nature of the heritage asset prevents all reasonable uses of the site; and
- no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and
- the harm or loss is outweighed by the benefit of bringing the site back into use.

Finally, paragraph 134 states that 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 of the proposal, including securing its optimum viable use.

Core Strategy Development Plan Document – The Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development.

A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in

Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.

Relevant policies in the Core Strategy are detailed below:

Policy EN 3, *Heritage* – Throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre.

New developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains.

Proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.

DM1, *Development Management* – This policy states that all development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document:-

- Appropriate siting, layout, scale, form, massing, materials and detail.
- Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.
- Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
- Community safety and crime prevention.
- Design for health.
- Adequacy of internal accommodation and external amenity space.
- Refuse storage and collection.
- Vehicular access and car parking.
- Effects relating to biodiversity, landscape, archaeological or built heritage.
- Green Infrastructure including open space, both public and private.
- The use of alternatives to peat-based products in landscaping/gardens within development schemes.
- Flood risk and drainage.
- Existing or proposed hazardous installations.
- Subject to scheme viability, developers will be required to demonstrate that new development incorporates sustainable construction techniques as follows (In terms of energy targets this policy should be read alongside policy EN6 and the higher target will apply):-

a) For new residential development meet as a minimum the following Code for Sustainable Homes standards. This will apply until a higher national standard is required:

Year 2010 – Code Level 3;
Year 2013 - Code Level 4;
Year 2016 - Code Level 6; and

(b) For new commercial developments to demonstrate best practice which will include the application of the BREEAM (Building Research Establishment Environmental Assessment Method) standards. By 2019 provisions similar to the Code for Sustainable Homes will also apply to all new non-domestic buildings.

Saved UDP Policies – Policy DC19 is considered of relevance in this instance:

Policy DC19, *Listed Buildings* – Policy DC19.1 states that in determining applications for listed building consent or planning applications for development involving or having an impact on buildings of Special Architectural or Historic Interest, the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings and to protecting their general setting. In giving effect to this policy, the Council will:

- a. not grant Listed building consent for the demolition of a listed building other than in the most exceptional circumstances, and in any case, not unless it is satisfied that every possible effort has been made to continue the present use or to find a suitable alternative use;
- b. not permit a change of use of a listed building, where it would have a detrimental effect on the character or appearance of the building;
- c. not permit any external or internal alteration or addition to a Listed building where, in its opinion, there would be an adverse effect on its architectural or historic character;
- d. seek to preserve and enhance the settings of listed buildings by appropriate control over the design of new development in their vicinity, control over the use of adjacent land, and where appropriate, by the preservation of trees and landscape features;
- e. permit demolition only where there are approved detailed plans for redevelopment and where there is evidence of a firm building contract;
- f. not permit alterations to a listed building which would prevent the future use of any part of the building, in particular upper floors or basements, or where poor maintenance is likely to result.

The Planning (Listed Buildings and Conservation Areas) Act 1990 – , Section 16 (2) states “*In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.*”

Section 66 (1) of the Act sets out the authority’s general duty as respects listed buildings in exercise of planning functions:

“In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest in which it possesses.”

For reasons to be outlined below, it is considered the proposal accords with this policies.

Issues

Principle of the Proposal – The Hollings Building has been vacant for several years and following the lack of a regular maintenance regime by the previous owner the exterior of the various elements of this Grade II listed building have starting to degrade. It is considered that the proposed change of use and new apartment building will ensure the retention and long term future of this listed building and for this reason the principle of undertaking physical alterations to this listed building is considered acceptable and complies with aims of Policy EN3 (Heritage), in that the proposal will preserve this heritage asset.

Notwithstanding this, it is acknowledged that the impact of the proposal upon the heritage asset must be fully assessed in order to determine whether or not there is substantial harm to the significance of The Hollings Building as a result of the proposal.

Viability Appraisal – The submitted viability appraisal indicates that the level of return is low. The applicant acknowledges that sales yield could be altered slightly to show that there is more profit in the scheme but has stated that as none of the units will be for sale the viability appraisal is actually dependent on return of investment (ROI) rather than sales yield. In addition, slight changes in the some of the appraisal assumptions, e.g. a lack of voids, shorter tenancies and lower rents, will further reduce profit. Given this and the fact that the returns are already lower than a typical development due to the listed status of the existing building, loading any additional cost onto this scheme could impact on the scheme’s deliverability, which in turn could impact upon the longevity and ultimately the retention of the Hollings Building.

Impact upon the Heritage Asset – The special architectural and historic interest of the Hollings Building is recognised by its Grade II Listed designation. The historical, evidential, aesthetic and communal values that the structure yields are related to its innovative and unique design, which was rigorously functional. The architectural form and expression of the Hollings Building is of high significance due to the unique design and survival of the building. The building is regarded as an excellent example of post-war Municipal architecture in Manchester, being designed by the Manchester City Council architect, Leonard Howitt. The high aesthetic significance is also due to the group value of the building in association with the three Grade II listed parts of the Hollings Building, which together provide an interesting 1950’s modernist set piece. The group value of the three main parts of the building is considered to be of high significance. The Toast Rack forms the pinnacle of a purposely designed scheme of mid-20th Century college buildings.

The building's fabric has been subject to some considerable change, without any substantial erosion of its architectural interest and the main components remain evident and intact. The extent of minor alterations to the building such as some window and door replacements does not adversely impact the special interest of the Hollings Building, and its group value with the largely intact Clothing Block, and altered admin block enables the heritage values to be better appreciated and understood. The 1995 library extension (The Drum) is considered to be of no aesthetic significance. This replaced an original part of the building, detracting from the original design and of a lesser design quality. It does not form part of the original scheme and detracts from the original design, although the strength of the aesthetic values ensure that the significance of the building is retained despite the alterations.

The impact of the proposal upon the fabric and setting of the listed building has been assessed and is outlined below.

Toast Rack – The main work to the Toast Rack consists of:

- Repair work to the expressed concrete frame – The repair work to the concrete frame has a negligible impact as there will not be a material change to this key architectural component.
- Brick slip cladding to be replaced with new cladding panels due to deterioration and water ingress – The installation of the new cladding panels will have a moderate impact but as they are designed to complement the colour and texture of the existing material they will only make a minor difference to the elevations. Furthermore, this alteration will better insulate the building and improve its performance, all without any significant change to the architectural character of the building.
- Erection of the concierge building – The installation of the concierge building has the potential to have a considerable impact but as it constructed from glazing and contrasts with the overtly concrete structure of the Toast Rack it does not compromise the original design and architectural form of this building.
- Sub-division of interior spaces and partial replacement of corridor walls to facilitate the residential use. – The impact will be moderate as the proposal still retains the plan form and will implement only minor changes to the fabric and character of the corridors. Therefore, there will have no substantial impact on ability to understand the former college buildings.
- Replacement of exterior windows – The impact will be minor as the alterations to the glazing will have no substantial impact on our ability to appreciate the heritage asset and will have a largely neutral impact on the elevations.
- Staircases – The redevelopment will have no substantial impact on the staircases which will be utilised in the residential use. Their existing form will be retained, the impact is therefore negligible.
- Roof – The redevelopment will result in the implementation of sensitive repairs to the expressed concrete arches which form the open roof structure. The roof top balustrade will also be repaired to enhance the appearance of this landmark feature. As this key architectural feature is to be restored the overall impact of this work is minor.

Horseshoe and Drum – The main works consist of the following, several of which are mirroring the work to be undertaken on the Toast Rack:

- Repair work to the expressed concrete frame – Similarly to the Toast Rack, the repair work to the concrete frame has a negligible impact as there will not be a material change to this key architectural component.
- Brick slip cladding to be replaced with new cladding panels – The installation of the new cladding panels will have a moderate impact but as they are designed to complement the colour and texture of the existing material they will only make a minor difference to the elevations. Furthermore, this alteration will better insulate the building and improve its performance, all without any significant change to the architectural character of the building.
- Sub-division of interior spaces and partial replacement of corridor walls to facilitate the residential use. – The impact will be moderate as the proposal still retains the plan form and will implement only minor changes to the fabric and character of the corridors. Therefore, there will have no substantial impact on ability to understand the former college buildings.
- Replacement of exterior windows – The impact will be minor as the alterations to the glazing will have no substantial impact on our ability to appreciate the heritage asset and will have a largely neutral impact on the elevations.
- Staircases – The redevelopment will have no substantial impact on the staircases which will be utilised in the residential use. Their existing form will be retained, the impact is therefore negligible.
- Roof – The proposal will have no substantial impact on the roof structure, the impact is therefore negligible.
- Installation of timber louvres to The Drum – The alteration to the external elevation of the Drum will make an appreciable difference to the 1995 addition to the complex, but will have no impact on the appreciation of the original components of the former college buildings or its setting. The impact will be moderate.

Clothing Block/Gym – The main work to the Clothing Block/Gym consists of:

- Repair work to the expressed concrete frame – The impact will be negligible as the repair works to the expressed existing building will have no substantial impact on the existing industrial character of the block.
- Replacement of the outer cladding which consists of red brick tiles and insulated panels – This work will have a moderate impact as the proposed replacement panels are designed to complement the colour and texture of the existing material and will thus make a minor but appreciable difference to the elevations. The alteration to the elevation material will better insulate the building and improve its performance, without any significant change to the architectural character of the building.
- Replacement of the gable cladding which consists of fibrous boarding – The impact will be moderate as the work will appreciably change the pattern of the cladding of the gable, albeit to a relatively minor extent so that the emphasis on the concrete frame is unaltered. The alteration to the elevation material will better insulate the building and improve its performance, without any significant change to the architectural character of the original form of the building.

- Erection of 2 storey extensions to the roof to form the residential accommodation – Of all the works proposed this will have the most substantial impact upon the fabric of the listed building as the addition of the extension and the subdivision of the interior will have fundamentally change the internal spatial character of The Clothing Block/Gym. However, these works secure the future use of this element and despite the scale of the extensions the emphasis will remain on the main Toast Rack building, with The Clothing Block/Gym still being read as the less significant architectural components of the group. In addition, while the cumulative impact on the exterior form of The Clothing Block/Gym will be substantial it is mitigated against by the continual expression of the original architectural form.

Listed Building Consent is not required for the erection of the Gateway Building so the impact of this element of the development upon the Listed Building is assessed in the report for the accompanying planning application (111282/FO/2016/S1). However, for completeness and information that assessment is reproduced below:

The Gateway Building is designed to complement the Hollings Building without slavishly adopting its architectural expression. The location, orientation and the twisted form of the building has been devised to ensure that the key views of the listed building are protected and that the structure is read as a component of this park-like setting. While the physical impact of the Gateway Building on the Grade II listed building is minimal, given the distances between the two, the visual impact is considered substantial as the Gateway Building will have a fundamental impact on the appreciation of the setting of listed building. However, it is acknowledged that the new apartment block is required to provide a necessary quantum of income to sustain investment in the restored complex and so this is positively balanced against the need to preserve this listed building.

In conclusion, overall the fabric alterations to the complex are relatively modest, retaining the original, surviving architectural form and materials where feasible, and are demonstrably balanced by the restoration of significant architectural details and key spaces. It is recognised that the 20th Century Society have grave concerns about the use of the cladding material but its use and the replacement of the original brick slips is necessary to prevent further water ingress and deterioration of the concrete frame, i.e. the element of the building that is most recognisable. The result is that the special architectural and historic interest of the Hollings Faculty and its setting will be sustained and enhanced by re-use and its long term future secured.

In light of the above and the tests set within the NPPF it is considered that the overall proposed development will lead to less than substantial harm to the heritage asset. The harm caused is considered to be acceptable when weighed against the public benefit of the proposal including securing the long term security and economic use of the listed building. Accordingly, it is considered that the proposal complies with the guidance contained within the NPPF (paras 132 to 134), Core Strategy Policy EN 3 and saved UDP Policy DC 19.1.

Design/Scale and Massing – The Gateway Building will consist of an expressed structural frame and encased in anodised aluminium cladding and glazing panels. Its

main design feature is that it twists in plan, rotating about a central axis that houses the main core and circulation structure. Not only does this twisting ensure that daylighting and views are maximised to each apartment but it also serves to create a dramatic and dynamic form that subtly references and complements the existing buildings on the site. It also has the added benefit of reducing the overall massing of the building along the Wilmslow Road frontage. The structural expression of the Gateway Building and the proposed nature of this buildings modular fabrication ensure it is part of the same 'family' as the Hollings Building (particularly the Toast Rack), albeit one that is very much of the 21st century.

The height of the Gateway Building responds to the context of a number of buildings of significant height already along Wilmslow Road (Platt Court, Worsley Court and Owen's Park Tower). However, the Gateway Building is capped in height so that it does not exceed and therefore dominate the existing Toast Rack building. At ground level the Gateway Building is raised up by two storeys above ground, with only the circular core meeting the ground. This ensures that the existing parkland landscape is allowed to continue, largely uninterrupted below the building, as well as permitting views through the building at street level to the Horse Shoe and other historic elements.

It is considered that the innovative design and massing of the Gateway Building will complement the Hollings Building and provide a welcome addition along this stretch of Wilmslow Road.

The main changes to the appearance of the Toast Rack is the replacement of the brick slip panels with a modern cladding system. The existing brick slip panels have been subject to water ingress and this has led to some deterioration of the concrete frame. Their replacement with the cladding system will ensure that the building is watertight and so prevent further damage to this important architectural element. The colour of the cladding panels is purposely muted so as not to over dominate the respective facades. This approach is welcomed and recognised as essential in the long term preservation of the Toast Rack.

In terms of the Clothing Hall/Gym building, the proposed extensions are considered the most major of all the interventions in this listed building. With this in mind the applicant has designed these extensions to reflect the more workshop like appearance of this element of the Hollings Building and they will be constructed from a mix of lightweight profiled aluminium cladding, fibre cement cladding and large frameless expanses of glazing. The design of the extensions will also ensure that the north-light roof structures will be retained and visible. Overall, this design of the extensions is considered acceptable.

The concierge building beneath the Toast Rack and the cycle store to the south of the Gateway Building are both predominantly constructed from glazing given them a lightweight weight appearance and one that does not compete with their respective neighbours. This design approach is considered acceptable.

It is considered that the design of the proposal's various elements will not give rise to substantial harm to the significance of this heritage asset. Accordingly, it is

considered that the proposal complies with the guidance contained within the NPPF (paras 132 to 134), Core Strategy Policy EN 3 and saved UDP Policy DC 19.1

Car Parking – The applicant is proposing to provide 173 car parking spaces throughout the site for use by residents and visitors to the commercial uses. It is not considered that the siting of these car parking facilities will have a detrimental impact upon the setting of the listed building or lead to substantial harm to the significance of this heritage asset. Accordingly, it is considered that the proposal complies with the guidance contained within the NPPF (paras 132 to 134), Core Strategy Policy EN 3 and saved UDP Policy DC 19.1

Landscaping – The applicant has prepared a comprehensive landscaping plan for the site, the design for which has been separated into two different character areas, namely the Wilmslow Road Frontage and site of the Gateway Building (Character Area 1) and the Courtyard, Toast Rack and Workshop, formerly the Cloth Building/Gym (Character Area 2). The landscaping scheme for Character Area 1 is sympathetic to the open, tree covered and park like character of the frontage, Wilmslow Road and surrounding university, while the landscaping plan for Character Area 2 takes inspiration from brutalist-style architecture, strong lines, reclamation of green space and pioneer planting.

The landscape proposals are further separated into more specific areas:

- Old Hall Lane Frontage and Entrance
- New Build and Wilmslow Road Frontage
- Courtyard
- Toast Rack
- Toast Rack Roof Garden
- Workshop Covered Space

Old Hall Lane Frontage and Entrance – This area consists mainly of the entrance to Gym and other commercial uses and will consist primarily of contrasting hardsurfacing materials (block paving and paving strips) and complemented with hedgerow and ground cover planting

New Build and Wilmslow Road Frontage – Trees are to be retained where possible and complemented with new specimen tree and bulb planting to enhance and maintain green frontage and setting. In addition, trees and hedging will be included within and around new car parking beneath the Gateway Building. Additional ancillary buildings, such as the bin stores, are to be screened with Ivy fencing and ground cover planting and ornamental grasses planted between the car parking to add year round interest.

Courtyard – The courtyard area within the Horseshoe and bordered by the Toast has been designed to provide an area of greenery in which to sit, relax and look out onto. Recycled resin bound glass paving is proposed to be installed under the Drum to enhance this covered space which will be used predominantly for cycle storage, the latter of which will be partially screened from the courtyard by stainless steel panels. Feature concrete paving strips are to extend from the building supports around

perimeter of the courtyard in order to create a grid pattern, central to which will be a group of birch trees. Grassed area will run along the sides of the courtyard.

Toastrack – The area beneath the Toast Rack will provide covered space for resident car parking and vehicle and pedestrian zones are to be separated through the use of flush concrete kerbing.

Toast Rack Roof Garden – The Toast Rack roof garden will consist primarily of lawn given the nature of the construction of the building.

Workshop Covered Space – This covered area will primarily be used for residential covered parking and main circulation into residential dwellings. Given that this area is covered with walls to all four sides, the planting in this space will respond to the low light and dry conditions. The use of evergreen ground cover plants and ivy trellis will add interest and screen the parked cars.

It is considered that the landscaping scheme will not give rise to substantial harm to the significance of this heritage asset. Accordingly, it is considered that this element of the proposal complies with the guidance contained within the NPPF (paras 132 to 134), Core Strategy Policy EN 3 and saved UDP Policy DC 19.1

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 Core Strategy and saved policies of the Unitary Development Plan, the Head of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) 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. She believes that any restriction on these rights posed by the 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 APPROVE

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner to resolve any problems arising in relation to dealing with the planning application.

Conditions to be attached to the decision

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 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents stamped as received on 15th February 2016 and 30th June 2016:

1. ENVIRONMENTAL STATEMENT,
2. ENVIRONMENTAL STATEMENT NON-TECHNICAL SUMMARY,
3. PLANNING AND REGENERATION STATEMENT,
4. DAYLIGHT, SUNLIGHT AND OVERSHADOWING ASSESSMENT,
5. DESIGN AND ACCESS STATEMENT,
6. DESIGN AND ACCESS STATEMENT (OLLIER SMURTHWAITE),
7. ENVIRONMENTAL STANDARDS STATEMENT
8. AIR QUALITY ASSESSMENT,
9. TRANSPORT ASSESSMENT,
10. TRANSPORT TECHNICAL NOTE,
11. RESIDENTIAL PLANNING NOISE REPORT,
12. STATEMENT OF COMMUNITY INVOLVEMENT,
13. WIND ASSESSMENT REPORT,
14. CRIME IMPACT STATEMENT,
15. ARBORICULTURAL REPORT,
16. PRE-CONSTRUCTION SIGNAL RECEPTION IMPACT SURVEY,
17. TALL BUILDINGS STATEMENT,
18. GEO-ENVIRONMENTAL SITE ASSESSMENT,
19. FRAMEWORK TRAVEL PLAN,
20. PRELIMINARY ECOLOGICAL APPRAISAL,
21. HERITAGE STATEMENT,
22. PHASE 1 FLOOD RISK ASSESSMENT,
23. BAT SURVEY REPORT,
24. BAT EMERGENCE REPORT,
25. A229_P_05 EXISTING WORKSHOP PLANS - GND & FIRST FLOOR,
26. A229_P_06 EXISTING WORKSHOP ROOF PLAN ,
27. A229_P_07 EXISTING WORKSHOP ELEVATIONS - NORTH & SOUTH,
28. A229_P_08 EXISTING WORKSHOP ELEVATIONS - EAST & WEST,
29. A229_P_09 EXISTING WORKSHOP SECTION - AA, BB & CC,
30. A229_P_10 EXISTING WORKSHOP SECTION - DD & EE,
31. A229_P_15B PROPOSED WORKSHOP - GND FLOOR PLAN,
32. A229_P_16A PROPOSED WORKSHOP - FIRST FLOOR PLAN,
33. A229_P_17A PROPOSED WORKSHOP - 2ND FLOOR PLAN,
34. A229_P_18A PROPOSED WORKSHOP - 3RD FLOOR PLAN,
35. A229_P_19A PROPOSED WORKSHOP - ROOF PLAN,
36. A229_P_40A PROPOSED WORKSHOP ELEVATIONS - NORTH & SOUTH ,
37. A229_P_41A PROPOSED WORKSHOP ELEVATIONS - EAST & WEST,
38. A229_P_50A PROPOSED WORKSHOP SECTION - AA, BB & CC,

39. A229_P_51A PROPOSED WORKSHOP SECTION - DD & EE,
40. A229_P_100 PROPOSED WORKSHOP SOUTH BAY DETAIL,
41. A229_P_101 PROPOSED WORKSHOP EAST BAY DETAIL ,
42. A229_P_102 PROPOSED WORKSHOP NORTH BAY DETAIL,
43. A229_P_S01 LOCATION PLAN,
44. A229_P_S02 EXISTING BLOCK PLAN,
45. A229_P_S03 EXISTING KEY PLAN,
46. A229_P_S04 EXISTING TOPO PLAN,
47. A229_P_S05 EXISTING ELEVATIONS - NORTH & SOUTH,
48. A229_P_S06 EXISTING ELEVATIONS - EAST & WEST,
49. A229_P_S15 PROPOSED ELEVATIONS - NORTH & SOUTH,
50. A229_P_S16 PROPOSED ELEVATIONS - EAST & WEST,
51. A229_P_02D PROPOSED SITE PLAN,
52. A229_C_461 SOFFITT DETAILS,
53. A229_C_462 ROOF EDGE DETAILS,
54. A229_C_463 BALCONY DETAIL,
55. A229_P_20C PROPOSED NEWBUILD GND FLOOR PLAN,
56. A229_P_21A PROPOSED NEWBUILD FIRST FLOOR PLAN,
57. A229_P_22B PROPOSED NEWBUILD 2ND FLOOR PLAN,
58. A229_P_23B PROPOSED NEWBUILD 3RD FLOOR PLAN,
59. A229_P_24B PROPOSED NEWBUILD 4TH FLOOR PLAN,
60. A229_P_25B PROPOSED NEWBUILD 5TH FLOOR PLAN,
61. A229_P_26B PROPOSED NEWBUILD 6TH FLOOR PLAN,
62. A229_P_27B PROPOSED NEWBUILD 7TH FLOOR PLAN,
63. A229_P_28B PROPOSED NEWBUILD 8TH FLOOR PLAN,
64. A229_P_29B PROPOSED NEWBUILD 9TH FLOOR PLAN,
65. A229_P_30B PROPOSED NEWBUILD 10TH FLOOR PLAN,
66. A229_P_31B PROPOSED NEWBUILD 11TH FLOOR PLAN,
67. A229_P_32 PROPOSED NEWBUILD ROOF PLAN
68. A229_P_33 PROPOSED NEWBUILD BASEMENT FLOOR PLAN,
69. A229_P_45 PROPOSED GATEWAY NORTH ELEVATION,
70. A229_P_46 PROPOSED GATEWAY EAST ELEVATION,
71. A229_P_47 PROPOSED GATEWAY SOUTH ELEVATION,
72. A229_P_48 PROPOSED GATEWAY WEST ELEVATION,
73. A229_P_55 PROPOSED GATEWAY SECTION AA,
74. A229_P_56 PROPOSED GATEWAY SECTION BB,
75. A229_P_105 PROPOSED GATEWAY BAY DETAILS,
76. A229_P_106 PROPOSED GATEWAY ENTRANCE DETAILS,
77. A229_P_110 PROPOSED GATEWAY PAVILION DETAILS,
78. 11041_UG_L01 LANDSCAPE MASTERPLAN,
79. 11041_UG_L02 HARD LANDSCAPE PLAN 1,
80. 11041_UG_L03 HARD LANDSCAPE PLAN 2,
81. 11041_UG_L04 FENCING AND FURNITURE 1,
82. 11041_UG_L05 FENCING AND FURNITURE 2,
83. 11041_UG_L06 PLANTING PLAN 1,
84. 11041_UG_L07 PLANTING PLAN 1,
85. 11041_UG_L09 LANDSCAPE SUPPORTING NOTES,
86. 11041_LANDSCAPE STRATEGY,
87. SCP/14397/F02,
88. AL(05)001 EXISTING SITE LOCATION PLAN

89. AL(05)002 EXISTING SITE PLAN
90. AL(05)010 EXISTING GROUND FLOOR PLAN
91. AL(05)011 EXISTING FIRST FLOOR PLAN
92. AL(05)012 EXISTING SECOND FLOOR PLAN
93. AL(05)013 EXISTING THIRD FLOOR PLAN
94. AL(05)014 EXISTING FOURTH FLOOR PLAN
95. AL(05)015 EXISTING FIFTH FLOOR PLAN
96. AL(05)016 EXISTING SIXTH FLOOR PLAN
97. AL(05)017 EXISTING SEVENTH FLOOR PLAN
98. AL(05)018 EXISTING ROOF DECK
99. AL(05)019 EXISTING ROOF PLAN
100. AL(05)030 EXISTING ELEVATION AA
101. AL(05)031 EXISTING ELEVATION BB
102. AL(05)032 EXISTING ELEVATION CC
103. AL(05)033 EXISTING ELEVATION DD
104. AL(05)034 EXISTING ELEVATION EE
105. AL(05)035 EXISTING ELEVATION FF
106. AL(05)040 EXISTING SECTION AA
107. AL(05)041 EXISTING SECTION BB
108. AL(05)042 EXISTING SECTION CC
109. AL(05)043 EXISTING SECTION DD
110. AL(05)044 EXISTING SECTION EE
111. AL(05)045 EXISTING SECTION FF
112. AL(05)050 EXISTING MATERIAL ELEVATION AA
113. AL(05)051 EXISTING MATERIAL ELEVATION BB
114. AL(05)052 EXISTING MATERIAL ELEVATION CC
115. AL(05)053 EXISTING MATERIAL ELEVATION DD
116. AL(05)054 EXISTING MATERIAL ELEVATION AA
117. AL(05)055 EXISTING MATERIAL ELEVATION EE
118. AL(05)056 EXISTING MATERIAL ELEVATION CC
119. AL(05)057 EXISTING MATERIAL ELEVATION FF
120. AL(05)070 EXISTING DETAIL - TOASTRACK
121. AL(05)071 EXISTING DETAIL - TOASTRACK
122. AL(05)072 EXISTING DETAIL - HORSESHOE
123. AL(05)073 EXISTING DETAIL - HORSESHOE
124. AL(05)080 PROPOSED CGI - OLD HALL LANE - TR
125. AL(05)081 PROPOSED CGI - OLD HALL LANE - HS
126. AL(05)082 PROPOSED VIS - INNER COURTYARD
127. AL(05)102 PROPOSED SITE PLAN
128. AL(05)102 PROPOSED COMBINED SITE PLAN
129. AL(05)110 PROPOSED GROUND FLOOR PLAN
130. AL(05)111 PROPOSED FIRST FLOOR PLAN
131. AL(05)112 PROPOSED SECOND FLOOR PLAN
132. AL(05)113 PROPOSED SECOND FLOOR DECK PLAN
133. AL(05)114 PROPOSED THIRD FLOOR PLAN
134. AL(05)115 PROPOSED THIRD FLOOR DECK PLAN
135. AL(05)116 PROPOSED FOURTH FLOOR PLAN
136. AL(05)117 PROPOSED FOURTH FLOOR DECK PLAN
137. AL(05)118 PROPOSED FIFTH FLOOR PLAN
138. AL(05)120 PROPOSED SIXTH FLOOR PLAN

139. AL(05)121 PROPOSED SEVENTH FLOOR PLAN
140. AL(05)122 PROPOSED ROOF DECK
141. AL(05)123 PROPOSED ROOF PLAN
142. AL(05)124A PROPOSED LANDSCAPE PLAN
143. AL(05)130 PROPOSED ELEVATION AA
144. AL(05)131 PROPOSED ELEVATION BB
145. AL(05)132 PROPOSED ELEVATION CC
146. AL(05)133 PROPOSED ELEVATION DD
147. AL(05)134 PROPOSED ELEVATION EE
148. AL(05)135 PROPOSED ELEVATION FF
149. AL(05)140 PROPOSED SECTION AA
150. AL(05)141 PROPOSED SECTION BB
151. AL(05)142 PROPOSED SECTION CC
152. AL(05)143 PROPOSED SECTION DD
153. AL(05)144 PROPOSED SECTION EE
154. AL(05)145 PROPOSED SECTION FF
155. AL(05)150 TR - PROPOSED GROUND FLOOR PLAN
156. AL(05)151 TR - PROPOSED FIRST FLOOR PLAN
157. AL(05)152 TR - PROPOSED SECOND FLOOR PLAN
158. AL(05)153 TR - PROPOSED SECOND FLOOR DECK PLAN
159. AL(05)154 TR - PROPOSED THIRD FLOOR PLAN
160. AL(05)155 TR - PROPOSED THIRD FLOOR DECK PLAN
161. AL(05)156 TR - PROPOSED FOURTH FLOOR PLAN
162. AL(05)157 TR - PROPOSED FOURTH FLOOR DECK PLAN
163. AL(05)158 TR - PROPOSED FIFTH FLOOR PLAN
164. AL(05)159 TR - PROPOSED SIXTH FLOOR PLAN
165. AL(05)160 TR - PROPOSED SEVENTH FLOOR PLAN
166. AL(05)161 TR - PROPOSED ROOF DECK PLAN
167. AL(05)162 TR - PROPOSED ROOF PLAN
168. AL(05)163 HS - WING - PROPOSED GROUND FLOOR PLAN
169. AL(05)164 HS - WING - PROPOSED FIRST FLOOR PLAN
170. AL(05)165 HS - PROPOSED FIRST FLOOR
171. AL(05)170 TYPE A3,A3-1,A4,A4-1 - HORSE SHOE
172. AL(05)171 TYPE B1,B2,B3 - 2 BED DUPLEX
173. AL(05)172 TYPE C1 & C2 - 3 BED DUPLEX
174. AL(05)173 TYPE D1, D2, D3 - 2 BED DUPLEX
175. AL(05)174 TYPE D4 - 2 BED DUPLEX
176. AL(05)175 TYPE E1 & E2 - 3 BED DUPLEX
177. AL(05)176 TYPE F1 - 1 BED UNIT
178. AL(05)177 TYPE G1 - 4 BED DUPLEX
179. AL(05)178 TYPE H1 - 4 BED - 2 FLOORS
180. AL(05)179 TYPE J1 - 3 BED - 2 FLOORS
181. AL(05)180 TYPE K1,K2,L1 - HORSE SHOE
182. AL(05)190 TYPE B1 - SECTION - 2ND FLOOR
183. AL(05)191 TYPE D1 - SECTION - 3RD FLOOR
184. AL(05)192 TYPE E1 - SECTION - 4TH FLOOR
185. AL(05)193 TYPE B2 - SECTION - 5TH FLOOR
186. AL(05)194 TYPE J1 - SECTION - 6TH & 7TH FLOOR
187. AL(05)195 TYPE H1 - SECTION - 6TH & 7TH FLOOR
188. AL(05)200 PROPOSED MATERIAL ELEVATION AA

189.	AL(05)201	PROPOSED MATERIAL ELEVATION BB
190.	AL(05)202	PROPOSED MATERIAL ELEVATION CC
191.	AL(05)203	PROPOSED MATERIAL ELEVATION DD
192.	AL(05)204	PROPOSED MATERIAL ELEVATION AA
193.	AL(05)205	PROPOSED MATERIAL ELEVATION EE
194.	AL(05)206	PROPOSED MATERIAL ELEVATION CC
195.	AL(05)207	PROPOSED MATERIAL ELEVATION FF
196.	AL(05)210	PROPOSED DETAIL - TOASTRACK
197.	AL(05)211	PROPOSED DETAIL - TOASTRACK
198.	AL(05)212	PROPOSED DETAIL - HORSESHOE
199.	AL(05)213	PROPOSED DETAIL - HORSESHOE
200.	AL(05)214	PROPOSED DETAIL - HORSESHOE
201.	AL(05)215	PROPOSED DETAIL - TOASTRACK
202.	AL(05)220	PROPOSED DETAILS 01
203.	AL(05)221	PROPOSED DETAILS 02
204.	AL(05)222	PROPOSED DETAILS 03
205.	AL(05)223	PROPOSED DETAILS 04
206.	AL(05)224	PROPOSED DETAILS 05
207.	AL(05)225	PROPOSED DETAILS 06
208.	AL(05)226	PROPOSED DETAILS 07
209.	AL(05)227	PROPOSED DETAILS 08
210.	AL(05)228	PROPOSED DETAILS 09
211.	AL(05)229	PROPOSED DETAILS 10
212.	AL(05)230	PROPOSED DETAILS 11
213.	AL(05)231	PROPOSED DETAILS 12
214.	AL(05)232	PROPOSED DETAILS 13
215.	AL(05)233	PROPOSED DETAILS 14
216.	AL(05)234	PROPOSED DETAILS 15
217.	AL(05)240	PROPOSED PLAN DETAIL 01
218.	AL(05)241	PROPOSED PLAN DETAIL 02
219.	AL(05)242	PROPOSED PLAN DETAIL 03
220.	AL(05)243	PROPOSED PLAN DETAIL 04
221.	AL(05)250	PROPOSED CGI - OLD HALL LANE - TR
222.	AL(05)251	PROPOSED CGI - OLD HALL LANE - HS
223.	AL(05)252	PROPOSED CGI - INNER COURTYARD
224.	AL(05)260	PROPOSED GROUND FLOOR PLAN - RCP
225.	AL(05)261	PROPOSED FIRST FLOOR PLAN - RCP
226.	AL(05)262	PROPOSED SECOND FLOOR PLAN - RCP
227.	AL(05)263	PROPOSED SECOND FLOOR DECK PLAN - RCP
228.	AL(05)264	PROPOSED THIRD FLOOR PLAN - RCP
229.	AL(05)265	PROPOSED THIRD FLOOR DECK PLAN - RCP
230.	AL(05)266	PROPOSED FOURTH FLOOR PLAN - RCP
231.	AL(05)267	PROPOSED FOURTH FLOOR DECK PLAN - RCP
232.	AL(05)268	PROPOSED FIFTH FLOOR PLAN - RCP
233.	AL(05)269	PROPOSED SIXTH FLOOR PLAN - RCP
234.	AL(05)270	PROPOSED SEVENTH FLOOR PLAN - RCP
235.	AL(05)271	PROPOSED ROOF DECK - RCP
236.	AL(05)310	GROUND FLOOR PLAN - DEMOLITION
237.	AL(05)311	FIRST FLOOR PLAN - DEMOLITION
238.	AL(05)312	SECOND FLOOR PLAN - DEMOLITION

- 239. AL(05)313 THIRD FLOOR PLAN - DEMOLITION
- 240. AL(05)314 FOURTH FLOOR PLAN - DEMOLITION
- 241. AL(05)315 FIFTH FLOOR PLAN - DEMOLITION
- 242. AL(05)316 SIXTH FLOOR PLAN - DEMOLITION
- 243. AL(05)317 SEVENTH FLOOR PLAN - DEMOLITION
- 244. AL(05)318 EIGHTH FLOOR PLAN - DEMOLITION
- 245. AL(05)319 ROOF PLAN - DEMOLITION
- 246. AL(05)320 GROUND FLOOR PLAN - DEMOLITION - GYM
- 247. AL(05)321 FIRST FLOOR PLAN - DEMOLITION - GYM
- 248. AL(05)322 SECOND FLOOR PLAN - DEMOLITION - GYM
- 249. AL(05)323 THIRD FLOOR PLAN - DEMOLITION - GYM
- 250. AL(05)330 ELEVATIONS - TOAST RACK - DEMOLITION
- 251. AL(05)331 ELEVATIONS - HORSE SHOE - DEMOLITION

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy.

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: 111283/LO/2016/S1 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:

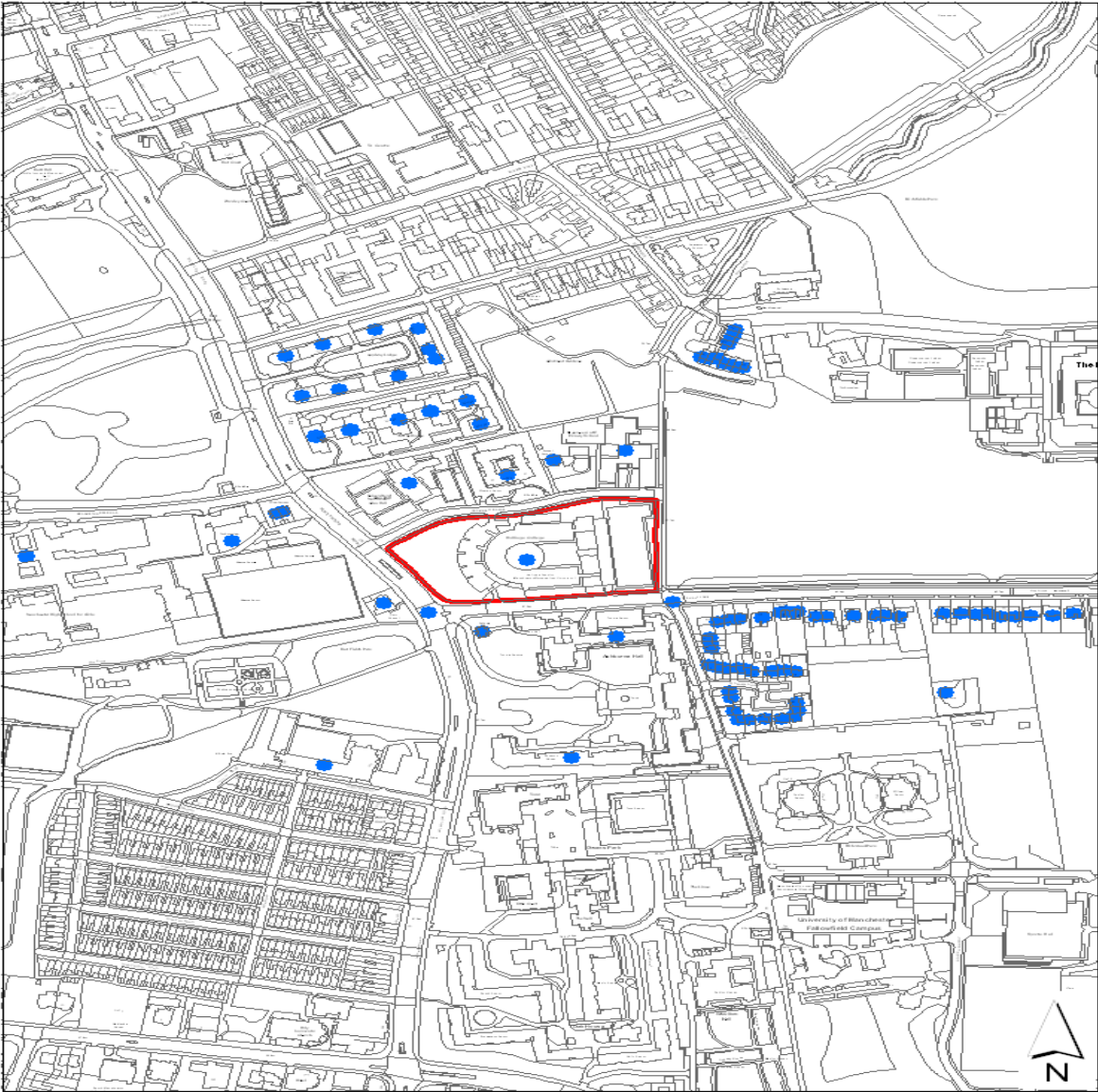
Historic England (North West)
Twentieth Century Society
South East Fallowfield Residents Association



A map showing the neighbours notified of the application is attached at the end of the report.

Representations were received from the following third parties:

Historic England (North West)
Twentieth Century Society
18 Redshaw Close, Manchester, M14 6JB
41 Appleby Lodge, Wilmslow Road, Manchester, M14 6HQ

Relevant Contact Officer : David Lawless
Telephone number : 0161 234 4543
Email : d.lawless@manchester.gov.uk



 Application site boundary  Neighbour notification
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