



Paul Butler Associates

Planning, Development & Heritage Consultants

7 June 2024

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Dear Jeff

Duckworth's Essence Factory – Application for Planning Permission and Listed Building Consent (Stage 1 Works 'Arrest the Decline')

On behalf of our client The Church of Scientology, please find enclosed an application for Planning Permission and Listed Building Consent, relating to the repair of the Old Trafford Essence Distillery (Former Duckworth's Building), Chester Road, Old Trafford, M16 9HJ. The description of development for the Listed Building Consent is as follows:

Listed building consent for external and internal works to Grade II listed building including: comprehensive re-roofing of building; installation of lightning protection system; installation of roof access system; installation of roof access hatches and automatic opening vents; replacement of rainwater goods; repair and where necessary replacement of brickwork, terracotta, leadwork, windows, and rooflights; rebuilding of parapet walls, chimneys, and part of east annex; the reopening of previously blocked windows and the removal of both external fire escape staircases and eaves brackets; replacement of timber lintels to east annex; and repair works to front boundary wall. Internal works include the repair of floorboards and filler joist floors; and stripping out of redundant M&E equipment.

The description of development for the Planning Permission is as follows:

External works to Grade II listed building including: comprehensive re-roofing of building; installation of lightning protection system; installation of roof access system; installation of roof access hatches and automatic opening vents; replacement of rainwater goods; repair and where necessary replacement of brickwork, terracotta, leadwork, windows, rooflights; rebuilding of parapet walls, chimneys, and part of east annex; the reopening of previously blocked windows; and the removal of both external fire escape staircases and eaves brackets; replacement of timber lintels to east annex; and repair works to front boundary wall.

The following documents have been submitted in support of this application:

Application Form and Covering Letter (prepared by Paul Butler Associates)

Phase 1 Repairs Schedule of Work (Prepared by NJSR Architects)

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Phase 1 Design & Access Statement (prepared by NJSR Architects)

Heritage Statement (prepared by Paul Butler Associates)

Structural Survey / Site Survey Notes (prepared by Hutton and Rostron), including:

- o SN5 dated 27 Feb-7 Mar 23 – Timber condition survey
- o SN7 dated 6-7 Mar 23 – Lintels
- o SN8 dated 4-19 May 23 – Windows
- o SN12 dated 6 Apr 23 – Structural Ironwork
- o SN13 dated 17 Aug 23 – Chimneys
- o SN16 dated 8-19 Jan 24 – Annex Building
- o SN17 dated 8-19 Jan 24 – Roof coverings and rainwater drainage goods
- o SN18 dated 8-19 Jan 24 – Façade condition

Ecological Assessment (prepared by Jacobs)

MEP Planning Report Ref: P2175-RPT-MEP-001 REV A (Prepared by Novo)

In addition, a full set of plans, sections, and elevations have also been submitted. Please refer to the drawing schedule appended to this letter.

Site and surroundings

Site

The former Duckworth's Essence Factory building is a Grade II Listed Building located on Chester Road within the Old Trafford area of Trafford. The building was constructed in 1896 as an essence factory with associated office and warehouse functions. The L-shaped building is four storey, in red brick, and with 5 storey towers. There is a secure car park to the rear which is accessed via Wright Street. The site covers an area of approximately 0.25 hectares.

The site and building is bordered to the north by 384 Chester Road, a former clothing factory, and the National Works building on Empress Street, both of which have now been converted to a mix of apartments and offices. To the west beyond Wright Street is a former factory and warehouse building which was also converted to apartments, but is now vacant. To the south is the Trafford Press Building and Veno Building, former home of the Veno Drug Company, both now vacant. To the east is Chester Road, beyond which lie Victorian terraced housing, the majority of which appear to have been converted for office / commercial use. The site is located within the Er Conservation Area.

Surroundings

Chester Road is one of the key thoroughfares connecting the Regional Centre with suburbs to the south. The character of the area is very mixed with industrial and commercial uses still occupying land particularly to the west. Residential use within the area predominantly comprises the conversion of period industrial buildings. Whilst the terraces of housing on the opposite side of Chester Road to the east are residential in character, they are predominantly commercial in use. Some do appear to have been converted back to their original residential use.

Whilst the site is located within the Empress Conservation Area, and there are adjacent and nearby buildings which also date from the 19th Century, the former Essence Factory is the only Listed Building within the Conservation Area.

Planning Policy

Section 38 (6) of the Town and Country Planning Act 2004 states that applications for development should be determined in accordance with the adopted development plan unless considerations indicate otherwise. In the case of Trafford, the adopted development plan consists of the Trafford Core Strategy, as well as the 'Places for Everyone' strategic development plan which it shares with eight other Greater Manchester authorities. Due consideration in the determination of the applications will also need to be afforded to national policies in the National Planning Policy Framework (NPPF), which represents a significant material consideration.

Trafford Core Strategy (2012)

The Core Strategy splits Trafford into 10 distinctive places, one of these being 'Old Trafford' which is where the site is located. A spatial profile of the area notes that Old Trafford is a small and densely populated area at the north east tip of the Borough, close to Manchester City Centre and dissected by the A56, Bridgewater Canal and the Metrolink line between Manchester and Altrincham. The area's historic buildings and Empress Conservation Area are also noted.

In terms of the issues facing Old Trafford, a number of Place Objectives are set out for Old Trafford within the Strategy. These include:

OTO2: To maximize the re-use or redevelopment of unused, under used or derelict land.

OTO5: To improve the appearance and quality of the environment.

OTO25: To protect and enhance the character of the areas historic buildings and landmarks.

Policy R1 'Historic Environment' states that developers must demonstrate how a development will complement and enhance the existing features of historic significance including their wider settings, in particular in relation to conservation areas, listed buildings and other identified heritage assets; demonstrate how their development will protect, preserve and enhance heritage assets and their wider settings; and, the Council will encourage development proposals that, where appropriate seek to reuse/modify a heritage asset by improving its environmental performance to mitigate and adapt to the effects of climate change.

Policy R2 'Natural Environment' states that to ensure the protection and enhancement of the natural environment, developers will be required to demonstrate how their proposal will protect enhance the landscape character and biodiversity of its urban/countryside assets.

Places for Everyone (2024)

The Places for Everyone Plan (2024) was adopted by Trafford Borough Council policy relevant to heritage assets (Policy JP-P2: Heritage) –

Development proposals affecting designated and non-designated heritage assets and/or their settings will be considered having regard to national planning policy.

Development proposals which will help safeguard the significance of and secure a sustainable future for Greater Manchester's heritage at risk will be supported in principle, provided they are not contrary to national policy or other policies in the development plan.

Proposals should be informed, as necessary, by the findings and recommendations of the appropriate heritage assessment(s) in the development plan evidence base and/or an updated heritage assessment submitted as part of the planning application process.

Application Background

Listed Building Consent 94073/LBC/18 for the comprehensive external repair of the building envelope along with internal repair work ('Stage 1 works') was approved by Trafford Council on 14 June 2018, and has since lapsed.

Applications for Change of Use Planning Permission (Ref: 95907/FUL/18) and Listed Building Consent (Ref: 95930/LBC/18) ('the Stage 2 works') were also approved (13 August 2019). The Stage 2 consents comprised the physical works necessary to enable the Church of Scientology to occupy and operate the building, but these consents have also now lapsed.

The submission of the subject applications is effectively a resubmission of the 'Stage 1' application identified above, albeit planning permission has also been deemed necessary during the application stage, due to the nature and extent of external works to the building.

In addition to the heritage benefits associated with the building's restoration, and making the building weatherproof, the works will also prepare it for its conversion for use by the Church of Scientology.

Ecology

The application is supported by an Ecological Assessment produced by [redacted] which has confirmed negligible roosting potential for all external parts of the buildings and roof space, and no roosting potential for the third floor internal space. The assessment concludes that the buildings offer negligible suitability for a bat roost.

The Survey also noted no evidence of any other notable species on site. No evidence of breeding birds within the building or noted to be nesting on the outside of the building structure. No evidence was found of invasive or non-native species.

The assessment states that no further bat surveys are required prior to the completion of the works. Recommendations are made in relation to the careful stripping of any fabric, and in the event that evidence of bat activity emerges during the construction stage of works.

The proposed scheme is therefore in full accordance with Core Strategy Policy R2.

Statement of Community Involvement

Trafford Council Adopted a Statement of Community Involvement in October 2012, which sets out the council's policy for community engagement in the determination of planning applications, and aims to increase public involvement in the planning process. The design team's consultation strategy has been guided by the Statement of Community Involvement, along with pre-application discussions with Council officers.

Pre-Application Consultation with Trafford Council

Extensive discussions have taken place with Council officers relating to the proposals. A pre-application enquiry was submitted in March 2024, with a formal response received in May 2024. A meeting took place with officers on site on 10 April 2024 to discuss the proposed works and the information which would be required in support of applications for planning permission and Listed Building Consent. The scheme has been altered in response to feedback received, including in relation to insulation to the roof, and the materiality of replacement watergoods.

Local Residents and Businesses

Due to the nature of the Stage 1 works which effectively comprise the repair of the Listed Building, it was not thought necessary to consult with the local community at this stage. It is assumed that the local community would be fully supportive of this proposal. It is expected that a Construction Management Plan will be required to be agreed with TMBC prior to the commencement of works, and this will detail consultation procedures to ensure that any impact of works on local amenity is mitigated. A comprehensive consultation exercise will take place in advance of the 'Stage 2' applications for the conversion and re-use of the building.

Scheme Benefits

The proposed development will provide a series of benefits that will include:

The restoration of the Grade II Listed Duckworth's Essence Factory. The building is in a poor state of repair and requires urgent works in order to ensure further damage is not done.

Through the restoration of the Listed Building, the scheme will have a positive impact on the character of the Empress Conservation Area which was placed on the Heritage at Risk Register in 2012.

The proposed scheme will be of an extremely high design quality, and will look to restore the fabric and features of the building as far as possible.

The proposals will enhance the character of the surrounding streetscene in a highly visible location, and will contribute towards the ongoing regeneration of this part of Trafford and encourage further regeneration.

- Securing direct investment into the local community through the creation of jobs during the construction phase of development.

A comprehensive assessment of the proposals against national and local heritage planning policy is included within the enclosed Heritage Statement.

Paul Butler Associates is pleased to submit this application for Listed Building Consent and Planning Permission on behalf of the Church of Scientology and look forward to working closely with the Council's officers in progressing the applications through to determination.

Yours sincerely



Don Murphy MRTPI IHBC
Director

