



Design, Access & Heritage Statement

Unit 1, Northspring, 70 Spring Gardens, Manchester

on behalf of

Origin Manchester GP on behalf of Origin Manchester LP

Prepared by
Sixteen Real Estate Limited,
2nd Floor,
Byron House,
10-12 Kennedy Street,
Manchester,
M2 4DE.

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1.0 Introduction

- 1.1 This Design, Access & Heritage Statement has been prepared by Sixteen Real Estate for ***Origin Manchester GP on behalf of Origin Manchester LP*** in support of a full planning application to Manchester City Council (MCC).
- 1.2 The planning application is for the change of use of Unit 1 of 70 Spring Gardens (Northspring), with the description of development as stated on the application form as follows:

“Change of use from a shop (Use Class E) and training centre (Use Class F1) to a bar (Sui Generis).”
- 1.3 The unit is situated on the ground floor of Northspring and currently comprises a vacant unit which has been part of the extensive refurbishment of the wider property.

2.0 Site and Context

Physical Context

- 2.1 The unit is contained within a building now known as Northspring, located at 70 Spring Gardens in Manchester City Centre. It was formerly known as Brook House.
- 2.2 The building consists of a six-storey mixed-use property, with offices to the upper floors and units mostly within Use Class E to the ground floor, along with the office reception spaces which have been undergone extensive refurbishment.
- 2.3 Unit 1 is self-contained and located at the eastern corner of the building. It was formerly used by a hairdressers and training academy (Terence Paul & Flanagans) under Use Classes E and F1, following planning permission in 2013. This business vacated the premises in 2018 and it has since remained vacant following extensive refurbishment of the wider building.
- 2.4 The unit has a floorspace of approximately 128sqm and is served by a stepped entrance on the corner, fronting onto Spring Gardens at the junction of West Mosley Street. The elevations also feature raised window openings fronting onto Spring Gardens and West Mosley Street.

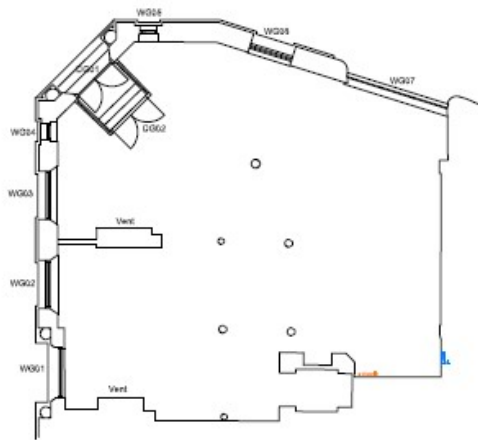


Image 1: Existing floorplan

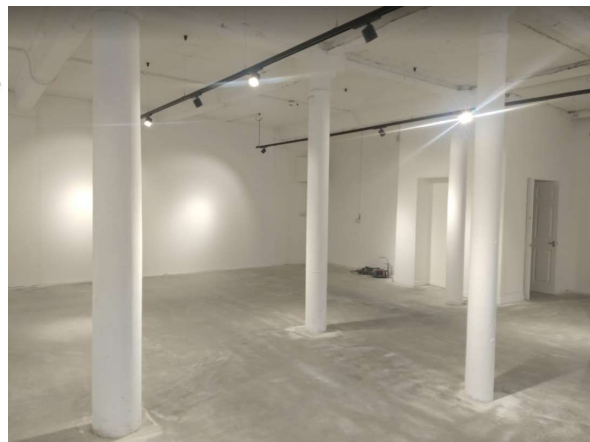


Image 2: Existing vacant unit

- 2.5 The property sits within an area that contains buildings with a variety of uses, predominantly within the commercial, business and service sectors, including offices to the upper floors and ground floor retail/bars/restaurants. It therefore benefits from good levels of activity along the ground floor frontages.
- 2.6 The building is bounded by Spring Gardens to the north east, Fountain Street to north west and West Mosley Street to the south east. The building on the opposite side of Spring Gardens, no. 55, also contains a café bar at ground floor level with offices above.
- 2.7 It is also located within the Upper King Street Conservation Area which was designated in 1970 due to the high number of buildings of architectural and historic interest. This includes several

Listed Building, with the Grade II Listed 49 and 60 Spring Gardens located on the opposite side of Fountain Street.



Image 3: Existing frontage and entrance to unit

Relevant Planning History

2.8 The following previous planning applications are relevant to the proposal:

- **External Change of use of ground floor from D1 (Non Residential) and B1 (Business) Use to Class A1 (Shop) and D1 (Training Centre) (Sui Generis) associated with A1 Use** (ref: 102269/FU/2013/C1) – Application approved 29th July 2013.

Planning Policy

Local Policies

2.9 The following policies from the *Manchester Core Strategy* and the *Saved Policies of Unitary Development Plan (UDP)* have been considered in relation to the proposal:

- **Policy SP1:** Spatial Principles
- **Policy CC1:** Primary Economic Development Focus: City Centre and Fringe
- **Policy CC7:** Mixed Use Development
- **Policy CC8:** Change and Renewal
- **Policy CC9:** Design and Heritage
- **Policy C10:** Leisure and the Evening Economy
- **Policy EC8:** Central Manchester
- **Policy EN1:** Design Principles and Strategic Character Areas
- **Policy EN3:** Heritage
- **Policy DM1:** Development Management



- **Policy DC18.1:** Conservation Areas
- **Policy DC19.1:** Listed Buildings

National Policy

- 2.10 The *National Planning Policy Framework* sets out the Government’s planning policies for England and how these should be applied.
- 2.11 Section 6 relates to “***Building a strong, competitive economy***” and states that decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and take account of local business needs.
- 2.12 Section 7 relates to “***Ensuring the vitality of town centres***” and emphasises the need to allow them to diversity in a way that can respond to rapid changes in the retail and leisure industries.

3.0 Application Proposals

3.1 The description of development as stated on the application form is as follows:

“Change of use from a shop (Use Class E) and training centre (Use Class F1) to a bar (Sui Generis).”

3.2 The proposed end user for the unit is Blinker, an independent bar with capacity for 60 people in the heart of Manchester. It will provide employment for approximately 5 full-time members of staff including a general manager.

3.3 There will be no changes to the external elevations as a result of the development.

3.4 Internally the proposed floorplan shows a bar, store area, manager’s office/staff room, unisex toilets and customer seating areas. There will only be very minimal food offering, in the form of toasties with a filter extraction above the machine with no requirement for external ventilation.

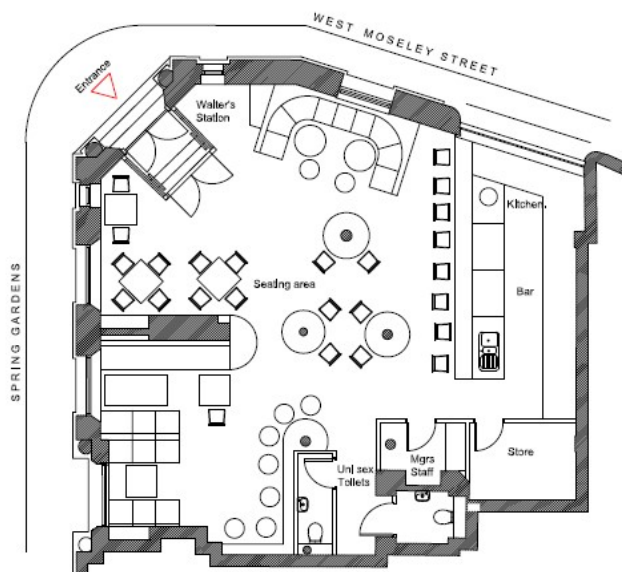


Image 4: Proposed floorplan

3.5 The proposed opening hours are 12pm to 1am, Wednesday to Sunday only. The unit is located within a commercial area with other bar premises nearby. There are no residential properties within the immediate vicinity of the site and therefore no amenity impact upon residential occupiers as a result of the proposal, in compliance with Policy DM1.

Operations, Servicing and Waste Management

3.6 An Operating Statement accompanies the application and also incorporates a Dispersal Procedure.



- 3.7 Deliveries are expected to only take place on Wednesdays and Fridays each week, with delivery vehicles being able to utilise the adjacent loading bay on West Mosley Street.
- 3.8 Waste is to be managed according to the landlord refuse strategy for the wider building. Waste storage areas within the bar and store areas are referred to on the accompanying Refuse Strategy Plan. Pre-paid bags from New Look Waste Disposal are utilised, who then collect the bags from the kerbside 7 days a week before 10am.
- 3.9 Recycling will be prioritised, with separate collection bags for paper/cardboard, mixed recycling and general waste. Glass recycling will be arranged with New Look to be collected from inside the premises.
- 3.10 These waste management procedures have worked for the landlord for a number of years without any negative impact, with no accumulation of waste inside or outside the building.

4.0 Access

- 4.1 The existing pedestrian access door at the corner of the property will be utilised to provide pedestrian access to the bar and no alterations are required to this.
- 4.2 It is a self-contained unit, with the offices to the upper floors having a separate entrance on Spring Gardens, therefore minimising any impact upon the amenity of occupiers.



Image 5: Existing pedestrian access

- 4.3 There are no designated car or cycle parking proposed as most customers and staff will travel by foot or public transport given the highly accessible location of the site within the city centre.
- 4.4 The building benefits from a loading bay on West Mosley Street, while there are additional bays on Booth Street and Brown Street nearby. There are also strips of metred parking bays on Spring Gardens and Fountain Street.

Disability Access

Design Guidance

- 4.5 The following have been utilised on providing advice concerning design and access for all:
- Approved Document Part M
 - Bs8300

Horizontal access

- 4.6 The proposed site does not provide full wheelchair compliant access to the existing building.
- 4.7 Entrance to the unit is via a series of six steps from street level which have a combined height of 990mm. There are no further entrances to the unit as the unit is self-contained.
- 4.8 During the design process, several options were assessed:
- Permanent wheel ramp
 - Lift
 - Portable ramp

Permanent wheelchair accessible ramp

- 4.9 The option to install a ramp to the suite entrance, taken off Spring Gardens, has been explored is impractical due to the following reasons:
1. The building owner doesn't own the land in front of Spring Gardens as this is a main footpath.
 2. If constructed within the boundary of the building it would require significant structural alterations to the existing original entrance including the full removal of the original stone steps. The difference in levels means that the ramp would need to be more than 11m in length, this removing a very large part of the lettable space from what is a small unit.

Lift

- 4.10 The option to install a lift within the unit has been explored but is impractical due to the following reasons:
1. It would require significant and costly structural alterations to remove the existing steps and create a street level landing within the unit.
 2. The addition of the internal landing, new steps and lift would remove a very large part of the lettable space from what is a small unit.
 3. The lift could not be used in the event of a fire and as such a separate evacuation strategy would be required for wheelchair users that are inside the unit in the event of a fire.

Portable ramp

- 4.11 The option of a portable ramp has been explored but is impractical as the length of the ramp required would mean it would project into the road and therefore unsafe to use.

5.0 Heritage

- 5.1 The building is not listed but is located within the Upper King Street Conservation Area, with a number of listed buildings in the vicinity.
- 5.2 However, no external changes are proposed to the elevations and therefore no harm will be caused by the change of use upon the significance of the Conservation Area or the setting of any listed buildings.
- 5.3 The proposals are therefore in accordance with the requirements of Policy CC9 and EN3 of the Core Strategy, the NPPF and the Planning (Listed Buildings and Conservation Areas) Act 1990.

6.0 Conclusion

- 6.1 This Statement has explained the principles and concepts applied to the proposed works and demonstrates the steps taken to appraise the context of the development.
- 6.2 The development will deliver planning benefits to the area, including bringing back into use a unit that has been vacant for several years within a prominent location, adding to and complementing the existing leisure offer in this part of Manchester City Centre, and providing job opportunities for local people.
- 6.3 The proposed change of use does not include any external alterations to the elevations, minimising any impact upon the locality, including upon the significance of heritage assets such as the Conservation Area and nearby listed buildings.