



**Ramona and The Firehouse
40 Swan Street
Manchester
M4 5JG**

This document accompanies the planning application for the amendments to the existing Ramona and the Firehouse site on Swan Street in Manchester. An original application was submitted for the site in 2020 and this document will outline the updates to the new plans being submitted.

The Firehouse

The previous application indicated a planter lined seating area facing Swan Street. This has now been replaced by a timber fenced seating area with a timber and polycarbonate covered roof structure. This is now accessed through doors to the right hand side of the site. A covered timber porch to the right hand side of the Firehouse has now been replaced with a container accessed from within the firehouse to provide toilet accommodation. The proposed container will also have an additional container stacked above to provide storage and an adjacent container raised on steel supports. These will be accessed from stairs within the courtyard.

Ramona

Ramona (previously labelled as 'the pizzeria') remains in its previous form. The Cable Street and Cross Keys Street elevations do not differ from the initial application. On the courtyard side one existing shutter opening has been blocked up. The remaining two now feature reclaimed timber access doors onto the courtyard within the existing openings. An existing side door into the courtyard also remains in place.

Courtyard

A single storey container to the right hand side of the site (in front of Ramona) remains but will now be double stacked with an additional storage container on steel supports accessed via stairs within the courtyard. Adjacent to this a proposed timber pergola has now been replaced by a timber clad structure with a polycarbonate roof that houses additional dining covers. Beyond this a canvas tipi structure covers the external drinking and dining area. To the rear left hand side of the site (behind the Firehouse) two toilet containers are now in place with a proposal to double stack with two storage containers above. These will be accessed via stairs within the courtyard. The existing containers along the rear edge of the site are in place in a modified configuration consisting of a cellar, and two bar containers and a proposed container will be double stacked onto both the cellar and a single bar container to provide additional storage.



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Swan Street Firehouse

Design and Access Statement

September 2020



40 Swan Street
Manchester
M4 5JW



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1. Introduction

This document accompanies the planning application for the development of the 40 Swan Street site. The project consists of: redevelopment of two existing buildings into temporary restaurant premises, additional external dining areas will be formed with temporary tented structures, cabin containers will house an external bar, toilets and staff areas and fenced cellar stores and bin stores will be formed. In addition the external area will feature a stage, covered seating areas and raised planters. Consent is being sought for a 12 month period before the site is permanently redeveloped.

This document is intended to help all stakeholders in the development by acting as a communication tool, utilised from the outset of the design process. We will also aim to give an overview of the styling and offering that the venue will provide on opening and the experience it will offer to prospective customers.

The production of this statement has been informed and is compliant with the Commission for Architecture and the Built Environment's (CABE) *Design and Access Statements: How to Write, Read and Use Them*, the Department for Communities and Local Government (DCLG) Circular 01/2006 *Guidance on Changes to the Development Control System* and Section 8 of Town and Country Planning (Development Management Procedure Order) 2010.

This Design & Access Statement is produced pursuant to the requirements of Section 327A (b) of the Town & Country Planning Act 1990 and Article 4A (c) of the Town & Country Planning General Development Procedure) 1995 as amended. Planning Practice Guidance states that the level of detail in a Design & Access Statement should be proportionate to the complexity of the application, but should not be long. It also states that Design & Access Statements:-

- Explain the design principles and concepts that have been applied to the development; and
- Demonstrates the steps taken to appraise the context of a proposed development and how the design of the development takes that context into account.



2. Site Information

2.1 Site History and Location

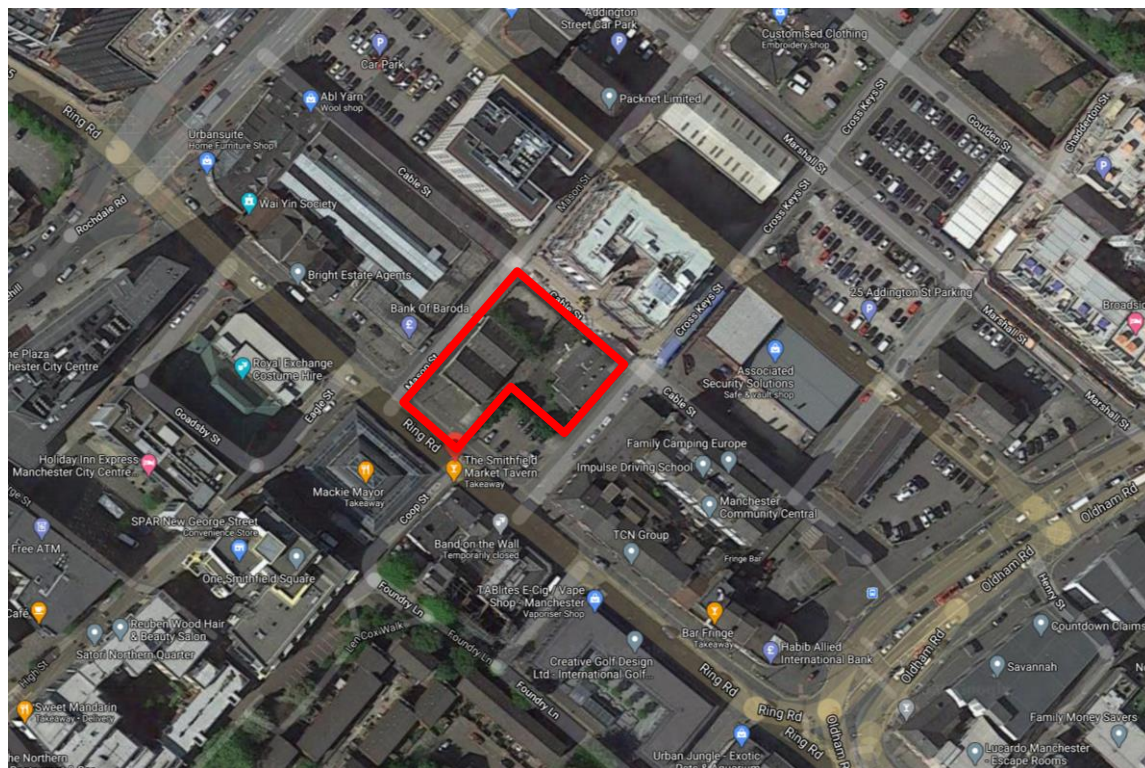
The site is located on the edge of the Northern Quarter on the corner of Swan Street, Mason Street, Cable Street and Cross Keys Street in Manchester city centre. The character of the surrounding area is in the process of changing with new residential, hotel, and leisure uses becoming more prominent. An aparthotel lies directly north of the site on Cable Street, albeit this has not been completed and occupied as yet. The present uses are varied and range from residential apartment blocks, a food hall, various public houses, a hotel, car parking on cleared plots, offices, retail showrooms and warehousing.

The site is not a listed building or in a defined conservation area (it is however, located opposite the northern boundary of the Smithfield Conservation Area). A search of Historic England Map confirms that the nearby Mackie Mayor is Grade II listed, as is the Band on the Wall

The site has previously operated as a warehouse, car garage and MOT centre and is currently temporarily operating as a charity distribution centre.

There are multiple vehicle access points to the site from the road, on Swan Street and Cross Keys Street. The main entrance to the first building is set back from Swan Street while the second building is accessed from the courtyard area.

There are multiple car parks close to the proposed site, including a small existing car park adjacent which is not part of the site. There is also roadside parking on many surrounding streets.



2. Site Information

2.2 Existing Site Photos



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The site comprises of two buildings with a courtyard between. The courtyard is surrounded with fencing and gates to its perimeter. An unused external area is also present to the front of the main building on Swan Street.

The layout of the courtyard will remain very much as existing with a small partially demolished wall forming the divide between levels. This wall will be retained with ramps and stairs being added to negotiate the change in levels.



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The main building on the site is on the corner of Swan Street and Mason Street. This building has previously been used as a warehouse. It has roller shutters to the front elevation with large windows behind and several existing windows and opening on its other elevations.



The land in front of the building (currently used for parking) also belongs to the site and will be used for external seating.



Internally the building has exposed metal trusses and large roof lights which will be retained and is formed mainly of a single open space. One of the few internal walls will be retained while a studwork office/toilet space will be removed.



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This building to the rear of the site has previously been used as an MOT test centre.

The building has some character features which will be preserved, including exposed metal trusses and original windows.



The building is mainly constructed from red brick which has been painted internally and in some areas externally. This will be repainted and areas of red brick retained visible where possible.



The later additions of the internal studwork office and store room will be removed.





3. Design

3.1 Use

The application is to refurbish the existing two buildings on the site to house two temporary restaurant facilities. This will include retaining the existing structures and reconfiguring the spaces internally. No new openings will be formed into the buildings but existing doors and windows will be reused and modified. Temporary canvas tipi structures will provide covered seating areas adjacent to each building and covered seating within the central courtyard.

New structures to be formed within the courtyard include new and amended fencing, container cabins housing toilets, a pop up bar and staff facilities. A stage structure will be formed and a timber covered seating area. Additional items will include festoon lighting and decorative planting.

We consider that the alterations to the existing buildings are minor and changes to the courtyard will develop an existing underused area.

3. Design

3.2 Layout

The current buildings are predominantly empty internally. The layout of the interior will not change significantly and the main changes will be due to the install of back of house and kitchen areas. The kitchens will remain open plan to some extent and access will be formed from both to reach the new bin store. A new closed board timber yard will be formed to allow the storage of bins and a general storage area (see DWG 320 – 401 Proposed Site Plan).

Within the courtyard there will be no changes to the layout and existing gates will be used for vehicle access to the site. Placement of temporary structures including containers and storage shelters has been purposefully designed to reduce impact on neighbouring occupiers. The proposed layout and location of the temporary containers has been purposefully designed to reduce impacts on premises adjoining the site. The new canvas tipi structure will formed covered seating to the yard.



3. Design

3.3 Scale

The frontage of the main building will be retained as it currently appears but an awning structure will be added to create covered seating areas. This will not increase the internal footprint of the building. The height of the covered seating areas will not exceed the height of the existing buildings on the site.

A temporary canvas tipi structure will be used to create covered seating in the back of the courtyard but this will not exceed the height of the existing building and will not be permanent. Double stacked containers forming staff areas, toilets and the pop up bar will also not exceed the height of the existing buildings (see DWG 420 – 402/402/404 Proposed Elevations).

3. Design

3.4 Visual Impact

It is felt that the proposals will not be detrimental to the existing character of the site or that of the surrounding areas. The site has been unused for several years and the proposals aim to regenerate the derelict site while also improving the appearance of the site for the surrounding buildings. Trees to the existing car park boundary will be retained which will increase visual screening to the site (see DWG 320 – 402 elevation A-A).

3. Design

3.5 Waste Management

Waste storage is to be positioned within the rear yard which has been fenced off, as shown on the proposed plans.

With regards the vessels to hold the waste products, it is proposed the following bins/units are to be provided:-

1 x 1100 litre unit for Food Waste

1 x 1100 litre units for Mixed Recycling

2 x 1100 litre units for General Waste

6 x 360 litre units for Glass

All 1100L units will be collected Monday, Wednesday and Saturday between 0900H and 1700H. The 360L units will be emptied twice weekly between 0900H and 1700H.

Collection vehicles will be able to access the site from Mason St.

4. Visual Styling

4.1 Styling and Ethos



The Ethos of the main warehouse restaurant will be to provide customers with locally sourced, high quality food in a light and airy environment.

The restaurant will also have a California style bakery and coffee offering with a serving hatch to the external dining area to provide for passing trade. Shelves with fresh baked goods will entice customers inside. The open plan kitchen will also provide drama and atmosphere to the warehouse space.



In the smaller garage building a pizza menu will be served, again with a focus on locally sourced ingredients and a 'home from home' rustic atmosphere.

The aim of both restaurants is to showcase the structure of their respective buildings while providing characterful and comfortable dining spaces.



Both buildings will retain an airy & light interior and will be painted lighter colours internally.

Reclaimed, organic finishes will be used throughout with rustic table tops, timber chairs and natural fabrics.

Communal tables will add to the atmosphere of the spaces along with open plan kitchens.

Industrial style exposed lighting and conduit will give reference to the buildings previous uses.





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The courtyard to the rear to the site will provide a sheltered space for customers to eat and drink.



Planting, festoon lights and rustic furniture will soften the retained existing features of the buildings. Fences will be clad in reclaimed scaffold boards and sleepers will form raised planting beds.

In winter a canvas tipi will provide shelter for customers outside.

Shipping containers will be used as staff accommodation, toilet blocks and stores. These will be painted to fit in with scheme, dark grey or dark blue with decorative signwriting.



4. Visual Styling

4.2 Lighting



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Internally, reclaimed and industrial light fittings will be used, in keeping with the styling of the existing building.

Externally, in the courtyard, LED festoon lighting will be used to illuminate the areas.

Festoon lighting requires minimal impact on the surrounding structures to install and also provides a warm, gentle glow to the exterior spaces. This will cause low light pollution to the surrounding areas vs. strong flood lights. Lighting will be fitted to avoid solar glare and will be orientated so as not to impact on surrounding premises.

Sufficiently illuminating the external areas will also improve the safety of guests entering and leaving the premises.



4. Visual Styling

4.3 Landscaping



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Planting will be a key part of the visual style of Swan Street Yard.

Internally, planting will be incorporated in hanging troughs and wall displays.

Externally, in the courtyard, there will be planting in reclaimed containers throughout but also raised planting beds to grow herbs for the restaurant kitchens.

Any existing planting to the perimeter of the adjacent car park will also be retained to further shield the venue from the road and car park.

4. Visual Styling

4.4 Sustainability



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To ensure Swan Street Yard is as low impact as possible, minimal construction work will be occurring to transform the venue.

Internally, existing surface finishes will be used where possible and the restaurants will be furnished with reclaimed and refurbished furnishings.

Externally the courtyard provides a space to grow leaves and herbs in raised beds for use in the kitchen and bars.

The venue will also offer bike racks and a cycle hire scheme for tours. The venue also hopes to hold riding groups every Sunday.



5. Access

5.1 Disabled Access

Disabled access will be via Swan Street with a level access to the main front entrance and also ramped access to the courtyard area and the second building within the courtyard. With the exception of staff areas, all areas of the site will be accessible to those with impaired mobility.

Accessible toilet facilities will also be provided for both buildings.

5. Access

5.2 Vehicle Access

Vehicle access to the site will be limited but will utilise the existing gates from Swan Street. This will allow vehicles to pull off the road and into the site for access or deliveries.

Parking will not be provided on site and vehicles will drive through the access road on the site and out of the gates leading onto Cross Keys Street. Cross Keys Street is a one way street that returns onto Swan Street.

5. Access

5.3 Site Security

The boundary of the site will be enclosed with metal gates as shown on the site plan (DWG 320 – 401 Proposed Site Plan). The rear of the site will be enclosed with fixed metal fencing and containers.

Outside of operation hours the site will be locked and external furniture secured where necessary. CCTV will provide additional coverage to the premises.