

17 ST JOHN STREET

DESIGN & ACCESS STATEMENT



SEPTEMBER'21
[RevA]

Introduction.

This design and access statement has been produced by jmarchitects, in support of the planning application submitted for the proposed internal and external alterations including the proposed ground floor extension to the rear of the property on St. John Street, Manchester.

The content of this design and access statement complies with guidance prepared by CABE: 'Design and Access statements: how to write, read and use them'. It should be read in conjunction with the submitted drawings prepared by jmarchitects and the associated documents and reports.

17 St. John Street is a four storey [including basement], brick building with stone detailing and a slate roof. It is a Grade II listed Georgian terraced house and it was used as a medical practice. This application relates to repair and refurbishment of the existing building which is in need of major improvement works to safeguard the condition of the property. The proposal aims to convert the property back into a family residence and retain the existing building by making improvements internally to offer modern amenities to the users and make it a desirable space to live in.

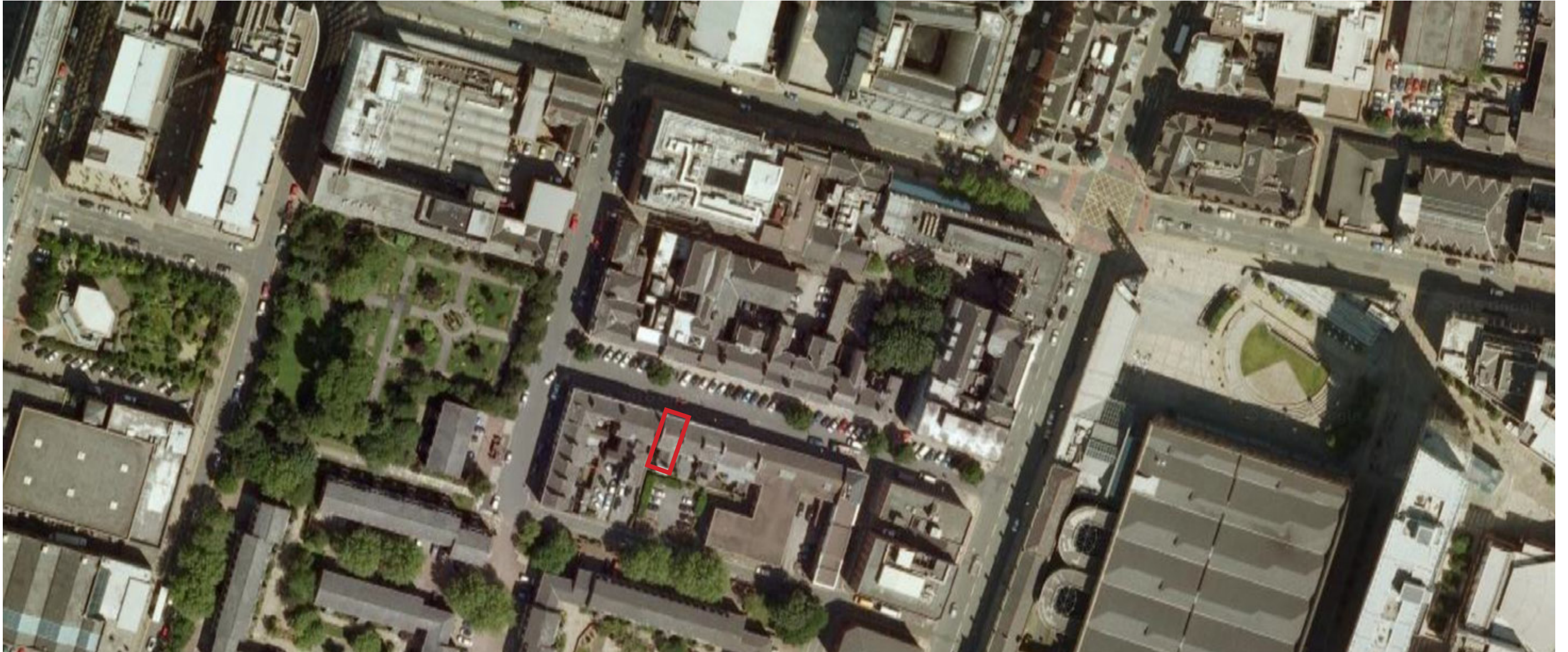
Site Location.

The Property is located on St. John Street, Manchester and is situated in a primarily commercial area. The site is conveniently located in terms of access to essential community facilities such as local shops, restaurants and recreation space. A number of bus routes pass along Deansgate and Quay Street nearby and Deansgate Rail Station is also within walking distance providing frequent links all over the country.

Objectives of Design and Access Statement.

This Design and Access statement sets out:

- Site Location and analysis
- History and character of the development site and how the proposals positive impact on the surroundings and the character of the area.
- The design principles
- Scale, massing, density, orientation and materials.



Physical Characteristics.

This design and access statement has been produced by jmarchitects, in support of the planning application submitted for the proposed internal and external alterations including the proposed ground extension to the rear of the property in 17 St. John Street, Manchester.

St. John Street is the only surviving Georgian terraced street in central Manchester, and forms the heart of the St. John Street Conservation Area. It runs from Deansgate to Byrom Street and originally terminated by St .John's Church on the west end which is now replaced by a formal garden containing a central memorial [St. John's Garden].

Gas lanterns would have originally lined the street, these have been replaced by taller and more powerful modern electric lights. Maintenance of the buildings was carried out in the 1970's and this made a dramatic difference to the appearance of the street, restoring its overall colouring to the red-orange of Manchester brick.

Car parking arrangements were also acknowledged at the time, allowing cars to park at near right angles to the street. Trees were planted along the street in order to soften the visual impact. These items have significantly altered the original concept of the street's urban form. Trees have now replaced the demolished church in terminating the view down the street.

The width of St John Street contrasts sharply with the narrow back streets - Artillery Street, Culvercliffe Walk and Longworth Street - which provided access to the workers' cottages. The linear, directional character of these streets also contrasts with the static, tranquil spaces of the gardens, particularly St John's Churchyard. The contrast is also significant in the hard materials of the streets and the soft trees and shrubs in the gardens.

Overall there has been minimal changes to St. John Street since being built. Owners generally have ensured that regular maintenance has preserved the quality of the street. However, in the 1960's a replacement of incompatible items such as windows and nameplates was carried out and the painting of timberwork helped re-establish a consistency throughout the street, which was partially funded by the City Council

The mid-19th century 24 St John Street clearly contrasts with the other typically Georgian buildings in the street. It is higher and more elaborately detailed, with banded rustication on the ground floor, windows framed with architraves, a bracketed cornice and stucco finish.

The remainder of the houses have plain brick facades and simple vertically-proportioned sash windows with narrow glazing bars. They are set back from the brick facades to create a rhythm of three- dimensional modelling. The only decoration on these houses is around the doors: pedimented Tuscan door-cases with panelled doors and semicircular fanlights above.

It is not known exactly when St. John Street was laid out, but its name is taken from the church and it is reasonable to assume that the houses in the street were built based on demand in the following years. Early residents represented a broad mix of occupations, but over time the street became occupied by, and almost exclusively connected with the medical and legal professions which are still occupying the majority of the buildings today.

While the houses fronting the street were built for middle class and professional people, behind them were at least three back streets at right angles where workers lived in very small dwellings and in some places, factories. They would have been workers in commerce rather than domestic staff from the larger houses. These smaller dwellings were poorly constructed and have long since been demolished. The sites they occupied have become gardens, car parking for the consultants offices and courtyards to the surviving larger houses.

St. John Street, although in the city centre, is surprisingly quiet considering the proximity of heavy traffic on Deansgate.

The character of the area is well established by the architectural form of the buildings and by their relationship with each other. It is important that this character is maintained and reinforced and any proposals remain sympathetic to the existing buildings whilst also allowing them to carry on as desirable properties into the next century.

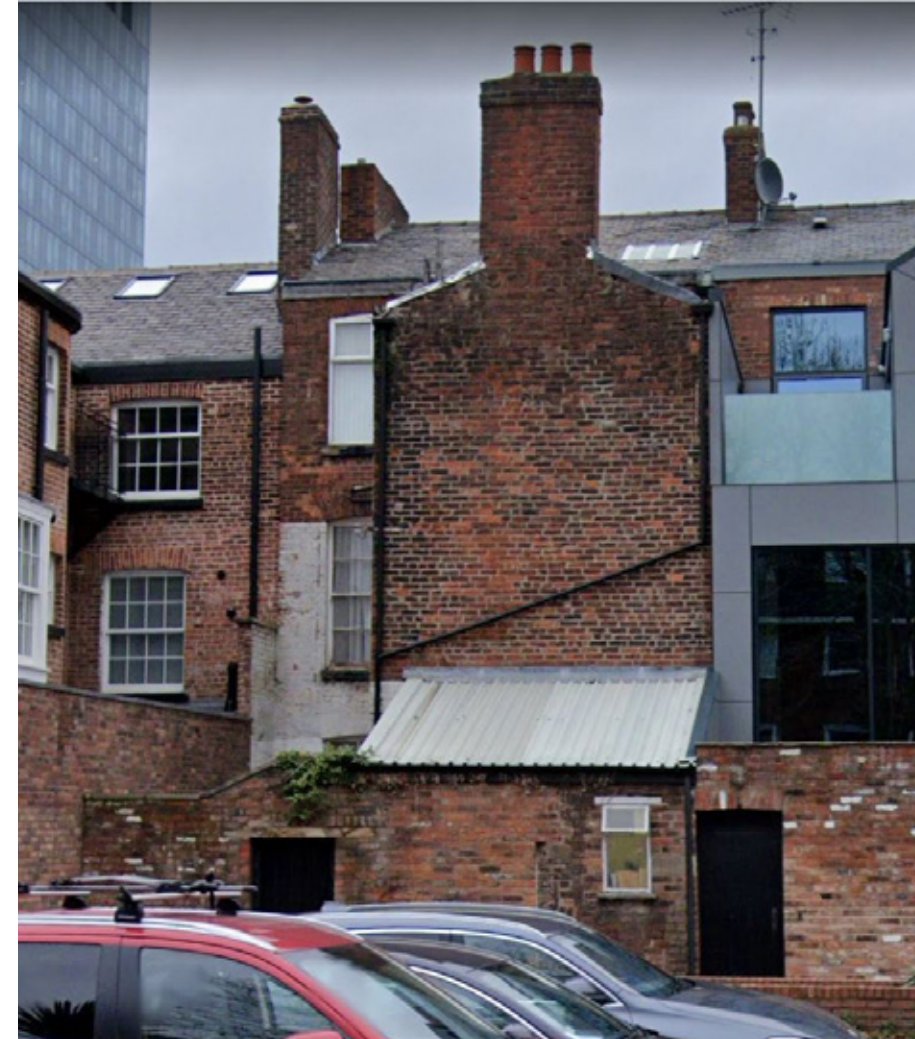


Externally.

17 St. John Street is situated on the southern side of the road and along with the other properties on the street, it has three stories above ground floor level and a basement level.



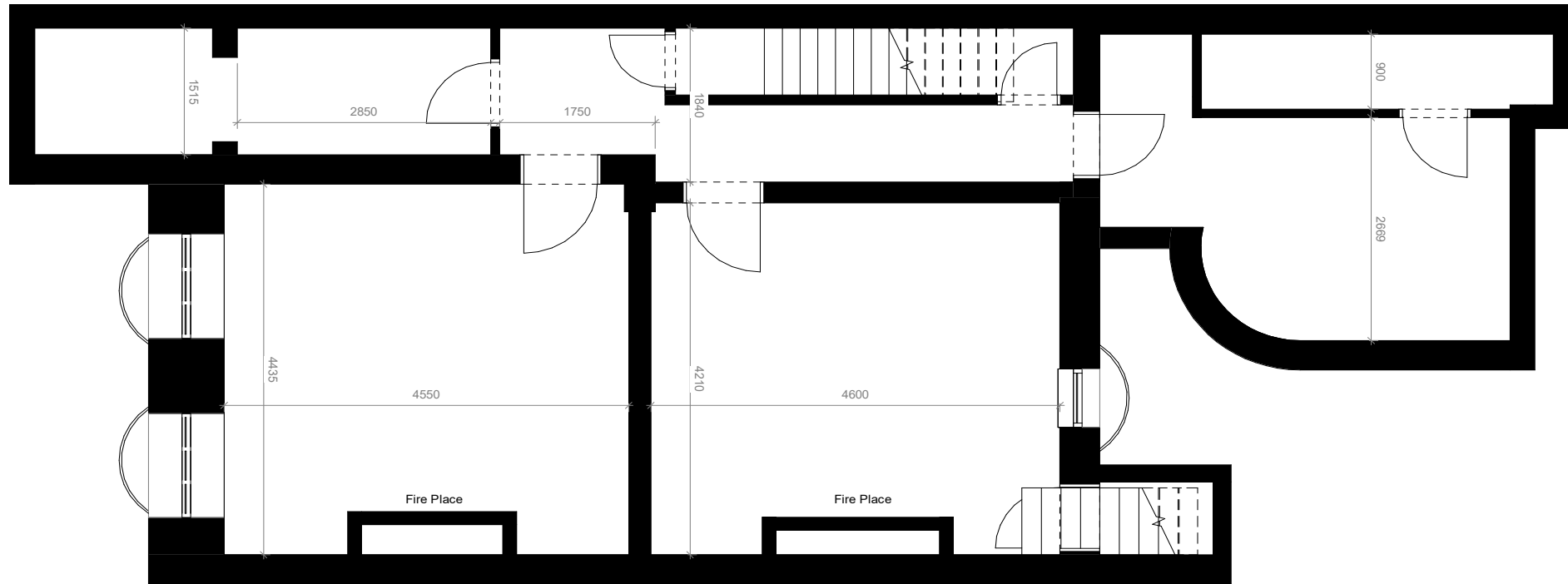
17 ST. JOHN STREET - FRONT ELEVATION



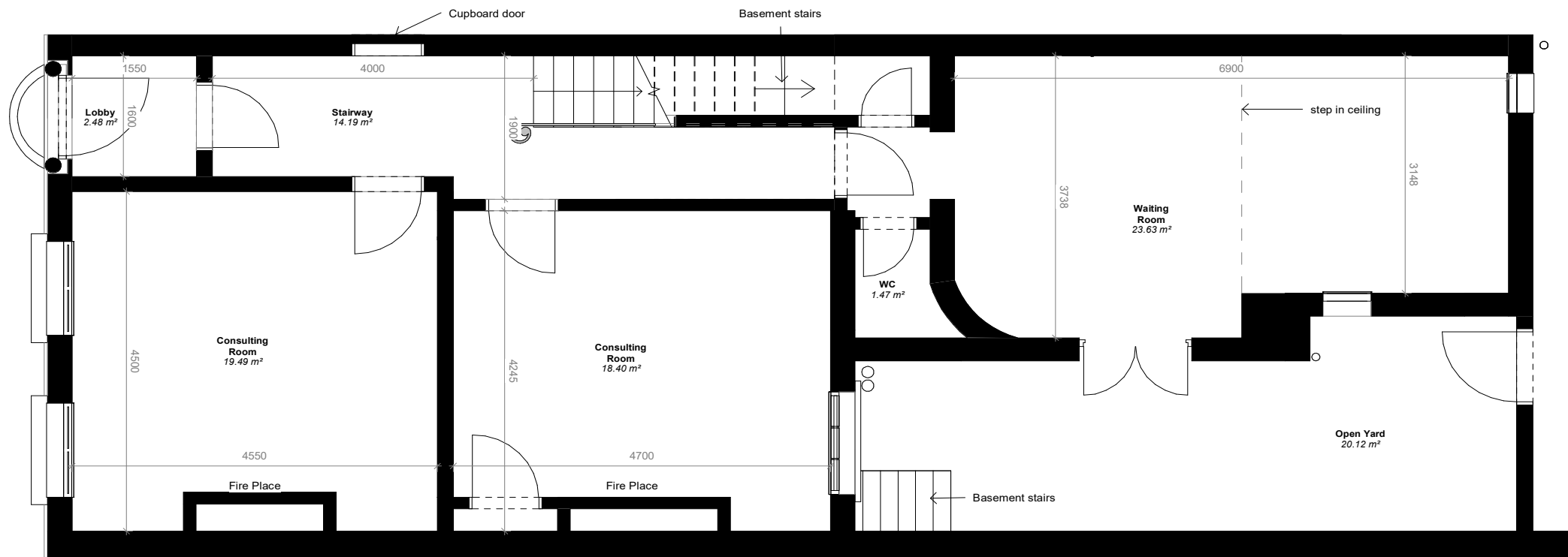
17 ST. JOHN STREET - REAR ELEVATION



SITE PLAN

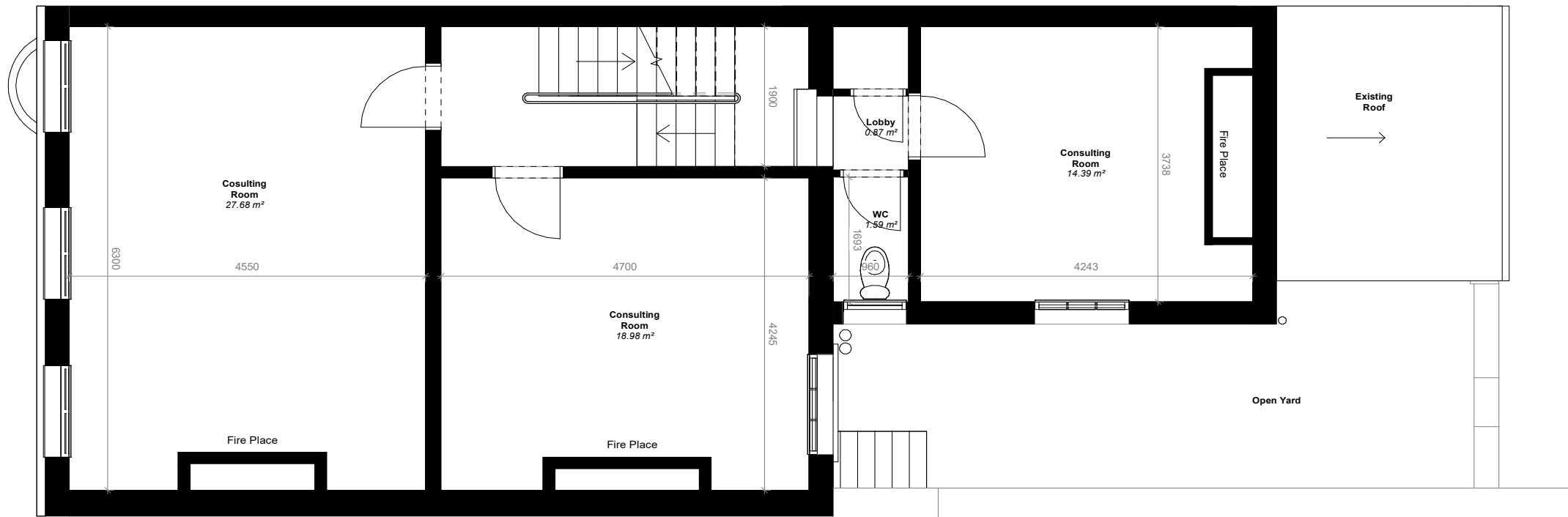


EXISTING BASEMENT PLAN

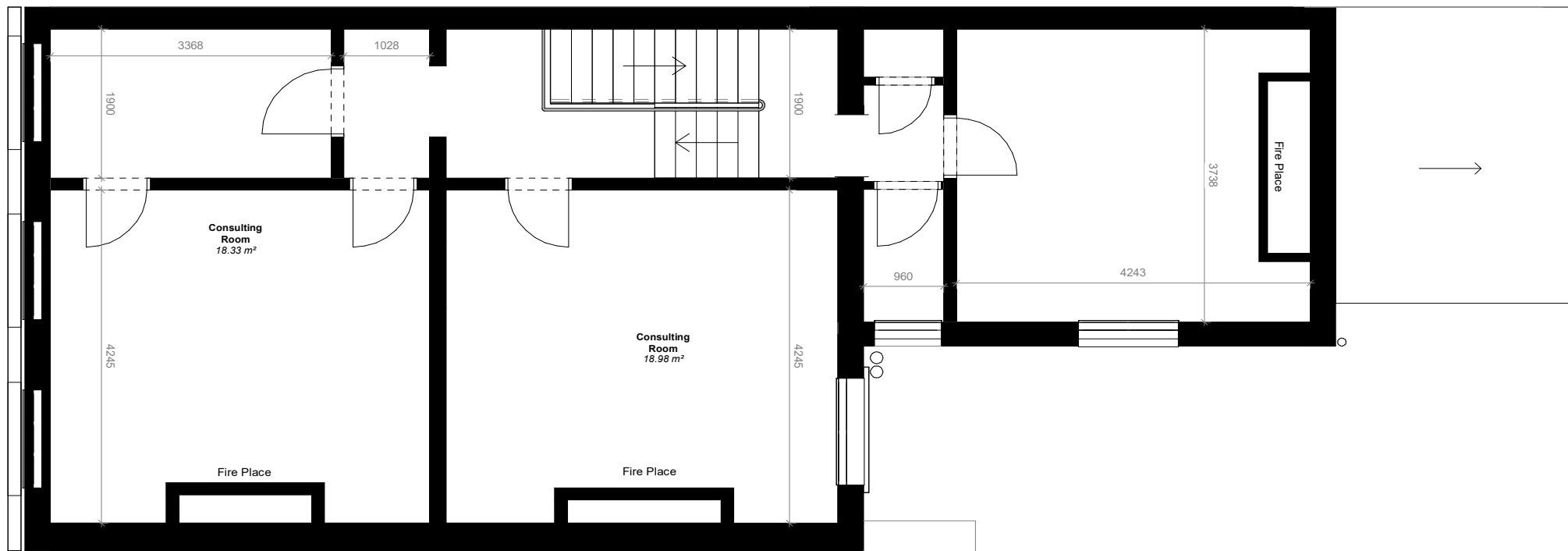


EXISTING GROUND FLOOR PLAN

EXISTING PLANS



EXISTING FIRST FLOOR PLAN



EXISTING SECOND FLOOR PLAN

Conservation Area.

17 St. John Street is part of the St. John Street Conservation Area from which the boundary follows Artillery Street, Longworth Street, Camp Street, Culvercliffe Walk, Lower Byrom Street, Quay Street and Byrom Street.

Manchester Council’s guidance for development within the conservation area states that designers should respect the architectural character of the existing historic buildings and create proposals which harmonise with them.

Existing historic buildings require careful maintenance to ensure that their character is not adversely affected and to ensure their continued existence, because it is clear that the qualities of the area are in part established by the completeness of both sides of St John Street and of Byrom Street.

The proposal does not seek to change the appearance of the front of the property and hence will retain the character of the street.

Building Listing.

17 St John Street is grade II listed, details of which are listed below. The detail listing refers to the external appearance only.

Building Name : 17

Parish: Manchester Non Civil Parish

District: Manchester

County: Greater Manchester

Postcode: M3 4DS

LBS Number: 457295

Grade: II

Date Listed: 25 February 1952
National Grid Reference: SJ 83406 97908

Listing Text:

MANCHESTER

SJ8397NW ST JOHN STREET 698-1/30/397 (South side) 25/02/52 Nos.11 TO 17 (Odd) (Formerly Listed as: ST JOHN STREET (South side) Nos.11 TO 25 (Odd))

GV II

Terrace of 4 town houses, now offices. Late C18; altered. Red brick in Flemish bond with some sandstone dressings, slate roof. Double-depth plan, No.11 double-fronted and the others all single-fronted; with various back extensions. Three storeys over cellars, a symmetrical 14-bay facade with a plinth, 1st-floor sill-band, plain frieze and modillioned cornice, No.11 forming 5 bays and the others 3 bays each, the doorways regularly spaced between pairs of windows. The doorways are round-headed, and have set-in doorcases with slender engaged Ionic columns and Greek-key friezes, and semi-circular fanlights (those at Nos 11 and 13 with elegant curvilinear tracery and the others plain); the windows are 4-pane sashes (except those at 2nd floor which are 6-pane sashes with shallow upper leaves), those at 1st floor with shallow panelled aprons and otherwise all with raised sills and flat-arched heads. The roof has large lateral chimney stacks crossing the ridge. Rear: No.11 has a curved stair-turret lit by a large round-headed window with intersecting glazing bars. Interiors not inspected. Matches Nos 21 to 25 (q.v.).

Listing NGR: SJ8340697908

Planning Policies.

National Planning Guidance.

The National Planning Policy Framework (NPPF) was published on 27th March 2012 and was the Government’s attempt to put in place a clearer, more consistent National Planning Policy Framework which consolidates more than 1,000 pages of national planning policy, in 47 documents, into 1 document. This Framework has replaced all the other national planning policy documents.

The NPPF has a clear presumption in favour of sustainable development which should be seen as a golden thread running through both plan-making and decision-making. The Ministerial Foreword sets the tone of the document when it states that, ‘Development that is sustainable should go ahead, without delay – a presumption in favour of sustainable development that is the basis for every plan, and every decision.’

The proposed development is consistent with the NPPF’s core planning principles. It is important that Councils take advantage of brownfield development opportunities, particularly those which relate to underused assets/properties such as this. It is important that the proposals look to realise the full potential of the site whilst bringing a vacant brownfield site into positive and productive reuse.

Section 9 of the NPPF relates to the promotion of sustainable transport. Paragraph 111 states that, ‘Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.’ The proposed development would not have a material adverse impact on the road network. There is therefore no justification for refusing the proposed scheme on transport grounds.

Section 5 of the NPPF deals with the need to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities.

In determining applications, great weight should be given to outstanding or innovative designs which help raise the standard of design more generally in the area. The proposed scheme responds to this advice as a high quality development is proposed, adopting an innovative approach to the creation of new homes within the wider regeneration context.

Attention should also be paid to Paragraph 119, which encourages ‘the effective use of land by re-using land that has been previously developed (brownfield land)’.

The NPPF is the latest in a sequence of similar policy statements recording successive Governments’ growing commitments to removing obstacles to investment, development and the creation of jobs. It is therefore an important consideration in the context of this proposal. We have concluded that this proposal represents a positive response from the NPPF with particular regard to sustainability, good design and appropriate approach in respect of regeneration projects.

Manchester City Council UDP.

Core Strategy.

Manchester’s Core Strategy was adopted on 11th July 2012 and is the key Development Plan Document in the Local Development Framework (LDF). It replaces significant elements of the existing Unitary Development Plan as the document that sets out the long term strategic policies for Manchester’s future development and forms the framework against which planning applications will be assessed.

The Core Strategy identifies a series of regeneration areas that together with the City Centre cover the whole City. The application site is located within the City Centre, and more specifically within the Left Bank District. The City Centre has undergone significant change over the last decade with the rise of City Centre living and the majority of new jobs in the City having been created here. It is and will remain the largest driver of employment growth in the North West and the most significant focus for cultural activity and creativity in the north of England.

Policy SP1 identifies the key spatial policies which will guide the strategic development of Manchester to 2027. It outlines that the Regional Centre will be the focus for economic and commercial development, retail, leisure and cultural activity, alongside high quality city living. In addition, new development should maximise the potential of the City’s transport infrastructure, in particular promoting walking, cycling and the use of public transport.

The policy goes on to outline that, development in all parts of the City should:

- Make a positive contribution to neighbourhoods of choice including:
- Creating well designed places that enhance or create character.
- Making a positive contribution to the health, safety and wellbeing of residents.
- Considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income.
- Protect and enhance the built and natural environment.
- Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible.
- Improve access to jobs, services, education and open space by being located to reduce the need to travel and provide good access to sustainable transport provision.

The development would be highly sustainable and be consistent with the aim of bringing forward high quality city living within the Regional Centre.

Policy CC3 Housing, seeks to direct residential development to the City Centre. The Council will encourage accommodation of a high standard which offers accommodation which is large enough to suit a range of occupants, in terms of both the number of rooms and their size.

Policy CC9 Design and Heritage, states that, development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments. The Council will support high density and mixed use development in the City Centre, but developers must recognise the specific design challenges that must be overcome to ensure complementarity of function and form. New development must support the range of uses the Council expects in the City Centre and contribute to a coherent and integrated physical environment. The proposed alterations and additions to the building would have a high standard of design and materials appropriate to its context and the character of the area. It would not have an adverse impact on the listed building or the Conservation Area, with a high level of care having been taken, through the early appointment of a Heritage Consultant and the promotion of proposals which reflect their advice.

Policy EN1 Design Principles and Strategic Character Areas states that, opportunities for good design to enhance the overall image of the City should be fully realised. Design and Access Statements submitted with proposals for new development must clearly detail how the proposed development addresses the design principles, reinforces and enhances the local character of that part of the City and supports the achievement of the Core Strategy Strategic Objectives. The proposal involves a good quality design, and would result in development which would enhance the character of the area and the overall image of Manchester.

Policy EN3 Heritage, states that throughout the city, the Council would 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 of acknowledged importance. The sensitive, high quality design adopted for the proposed development accords with the provisions of this policy.

Saved UDP Policies.

Within the UDP the site is identified as being with Area 26 ‘Quay Street/ Deansgate/Liverpool Road/River Irwell’. This is an area described as ‘A stable and environmentally attractive area, likely to remain buoyant in terms of demand for smaller commercial premises and for the recently completed private housing at St Johns Gardens’. The policy goes on to state that ‘Any redevelopment would be considered very much with reference to the characteristics and qualities of the St John Area and would give encouragement to a wide range of relevant small scale commercial uses’.

Policy DC18.1 (Conservation Areas) states that the Council will give particular careful consideration to development proposals within Conservation Areas. It specifically states that the Council will seek to preserve and enhance the character of its designated conservation areas by carefully considering the following issues:

- I.** the relationship of new structures to neighbouring buildings and spaces;
- II.** the effect of major changes to the appearance of listed buildings;
- III.** the desirability of retaining existing features, such as boundary walls, gardens, trees, (including street trees);
- IV.** the effect of signs and advertisements;
- V.** any further guidance on specific areas which has been approved by the Council.

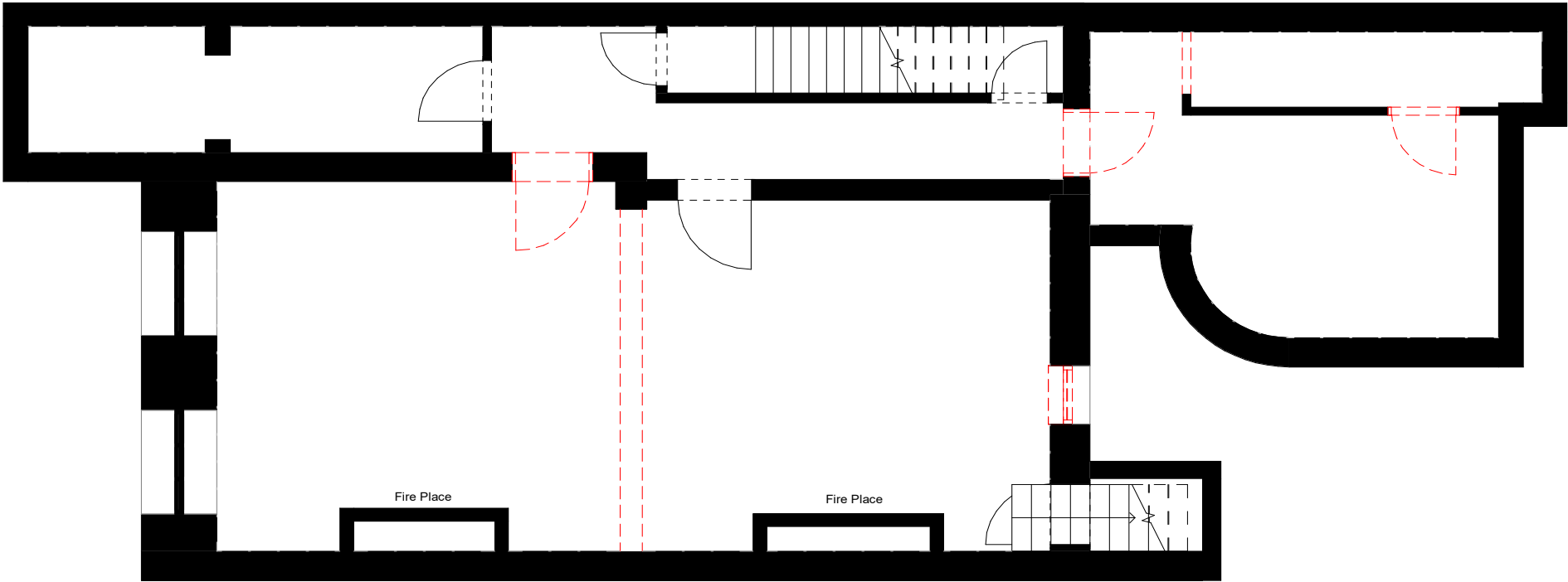
The proposal fully accords with the above policy as it would not result in any major changes to the appearance of the building and will retain existing features where practicable. The external works proposed are intended to correct unsympathetic recent alterations that are out of character and ensure longevity of the original fabric, thereby enhancing the character of the Conservation Area.

Policy DC19.1 (Listed Buildings) advises 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.

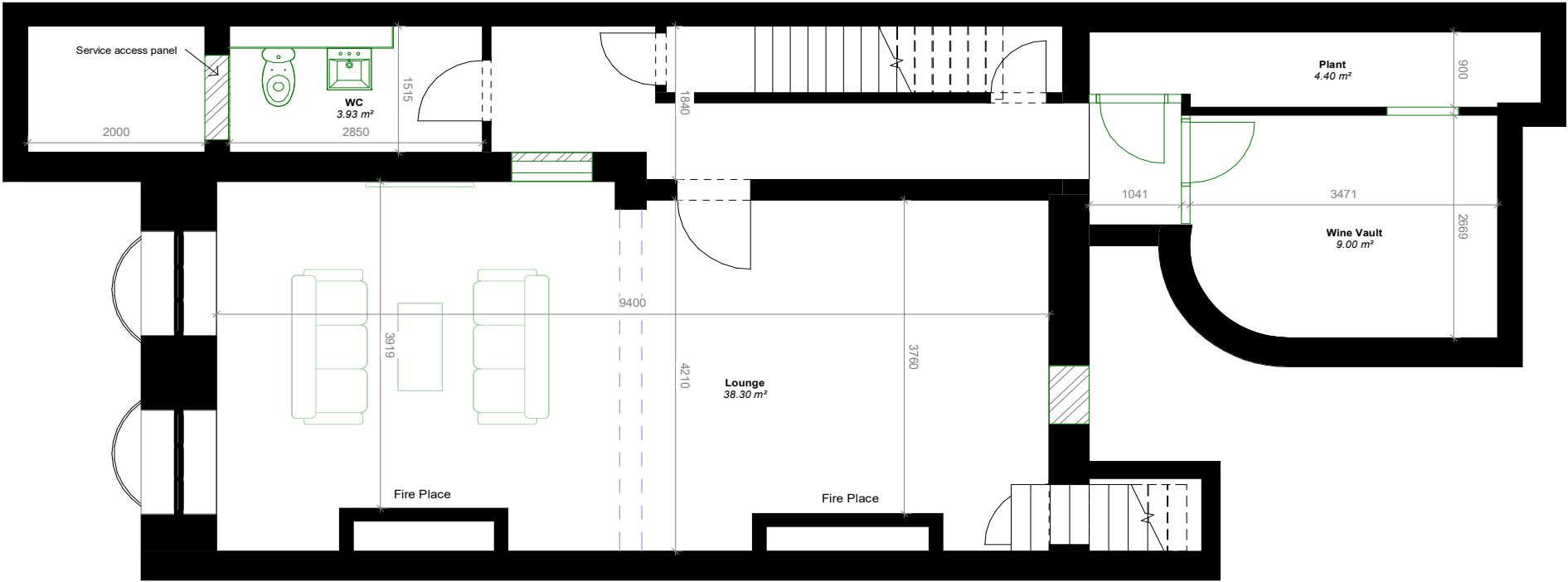
The proposed Change of Use will ensure that this important Grade II Listed Building is retained and restored to a viable use thereby safeguarding the future of the building. The proposal therefore complies with the above policies.

Proposed Basement Plan

Reinstate high-level window to St. John Street. The basement will be tanked and used mainly as ancillary space, dining and wine vault. Both fireplaces will be preserved throughout the building.



PROPOSED DEMOLITION PLAN - BASEMENT

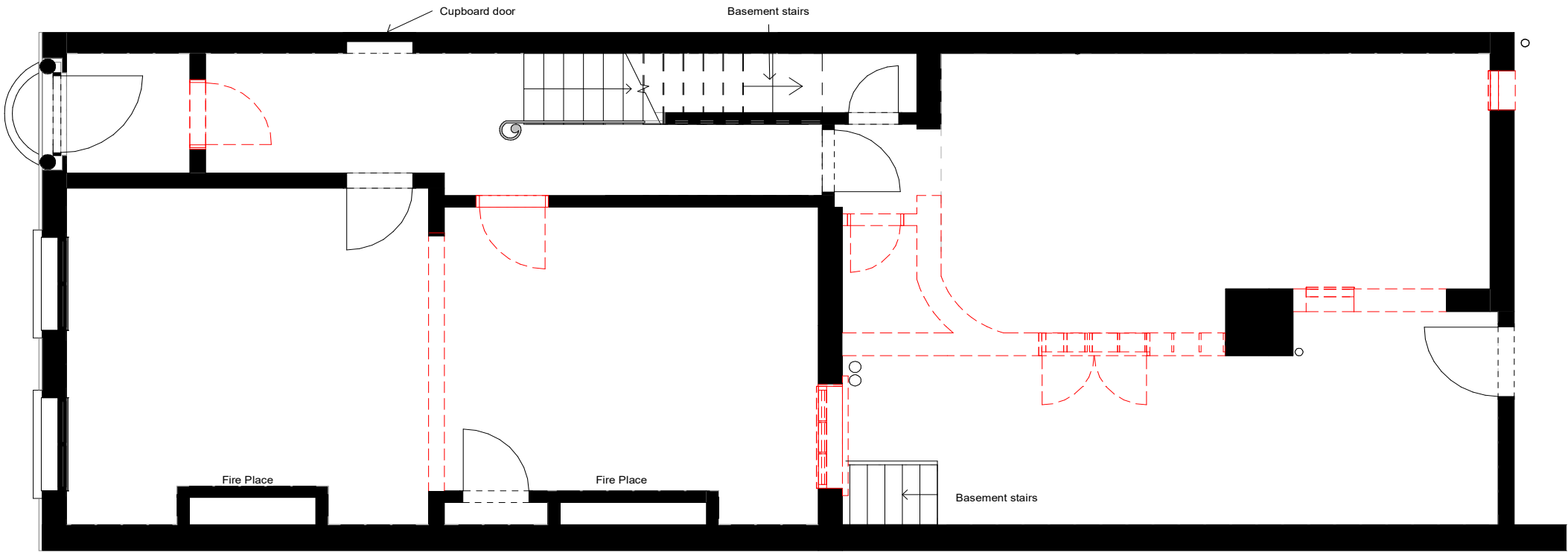


PROPOSED BASEMENT PLAN

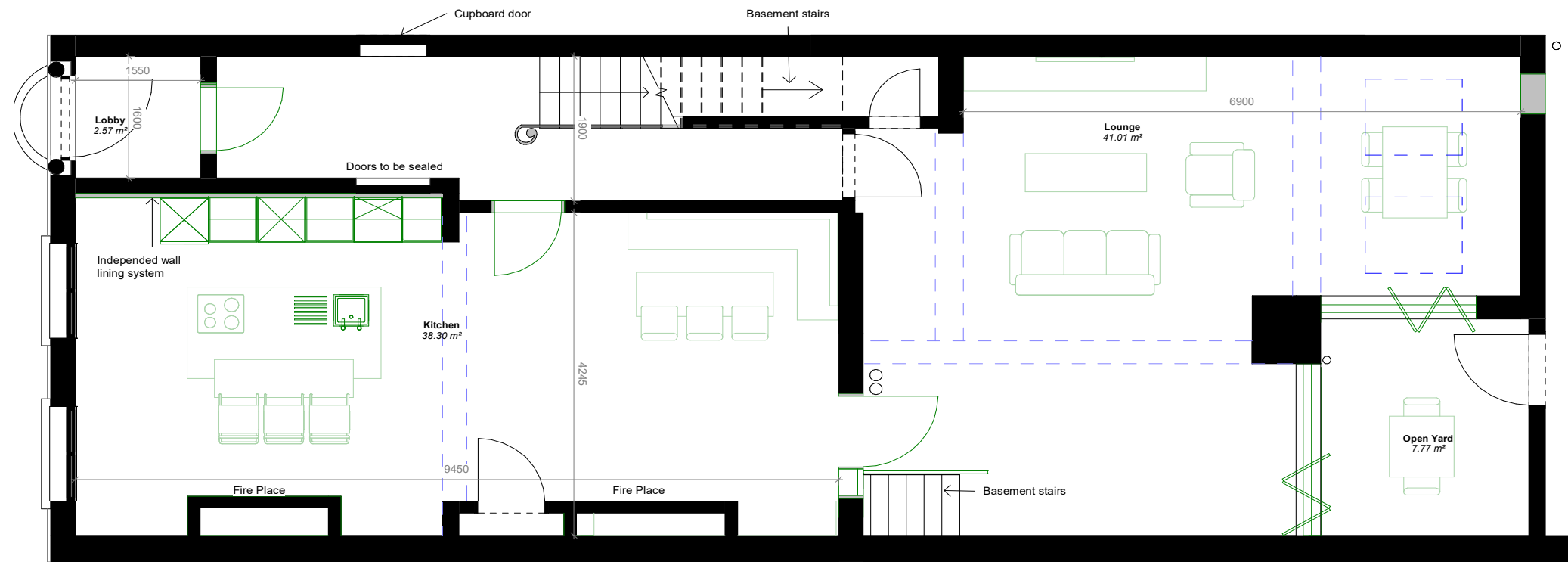
PROPOSED DESIGN

Proposed Ground Floor Plan

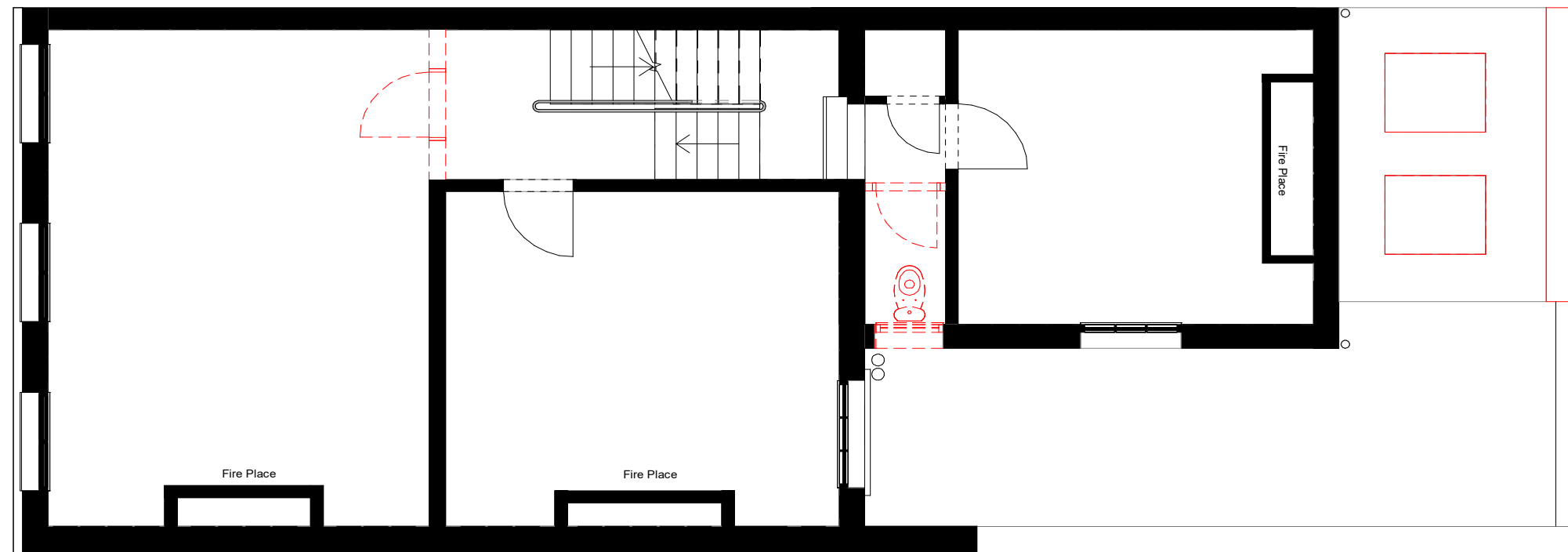
The front of the existing building will retain all existing historic features. The ground floor will be extended to back of the building to provide spacious lounge and dining area. There will be two new rooflights added to the existing roof to maximize the sunlight in this space. The ground floor will be the main family living and entertaining areas.



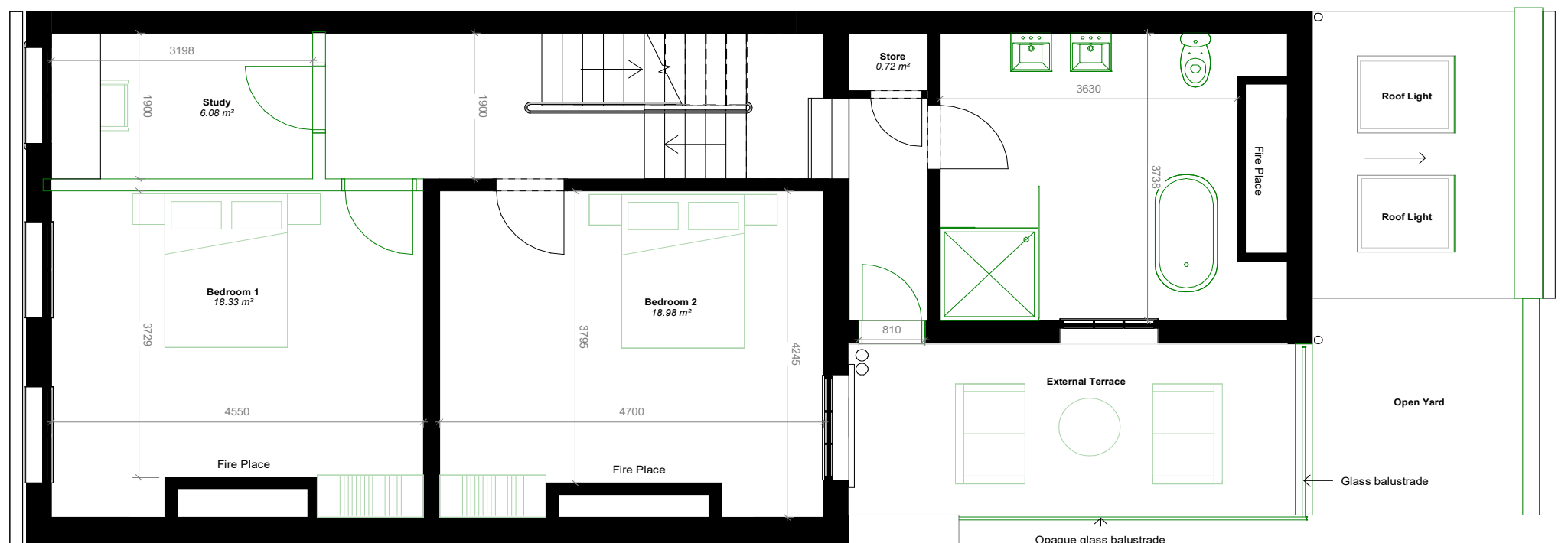
PROPOSED DEMOLITION PLAN - GROUND FLOOR



PROPOSED GROUND FLOOR PLAN



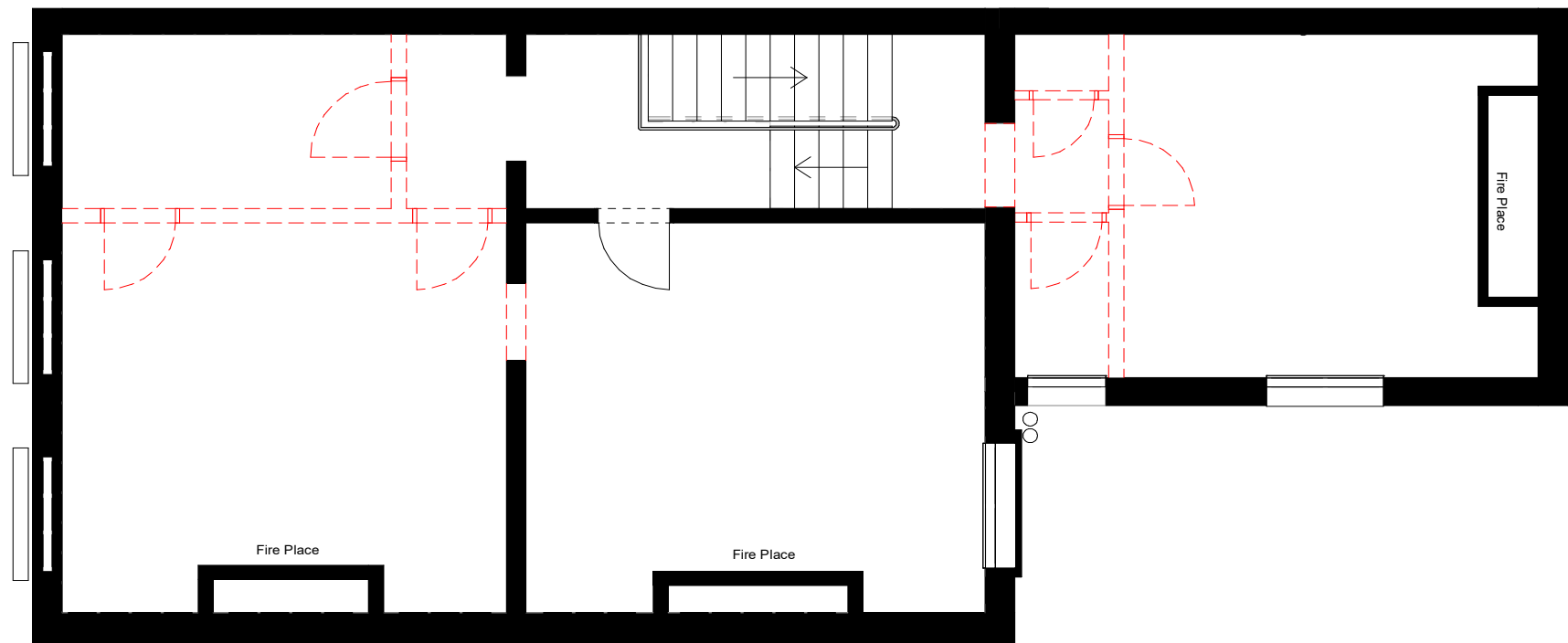
PROPOSED DEMOLITION PLAN - FIRST FLOOR



PROPOSED FIRST FLOOR PLAN

Proposed First Floor Plan

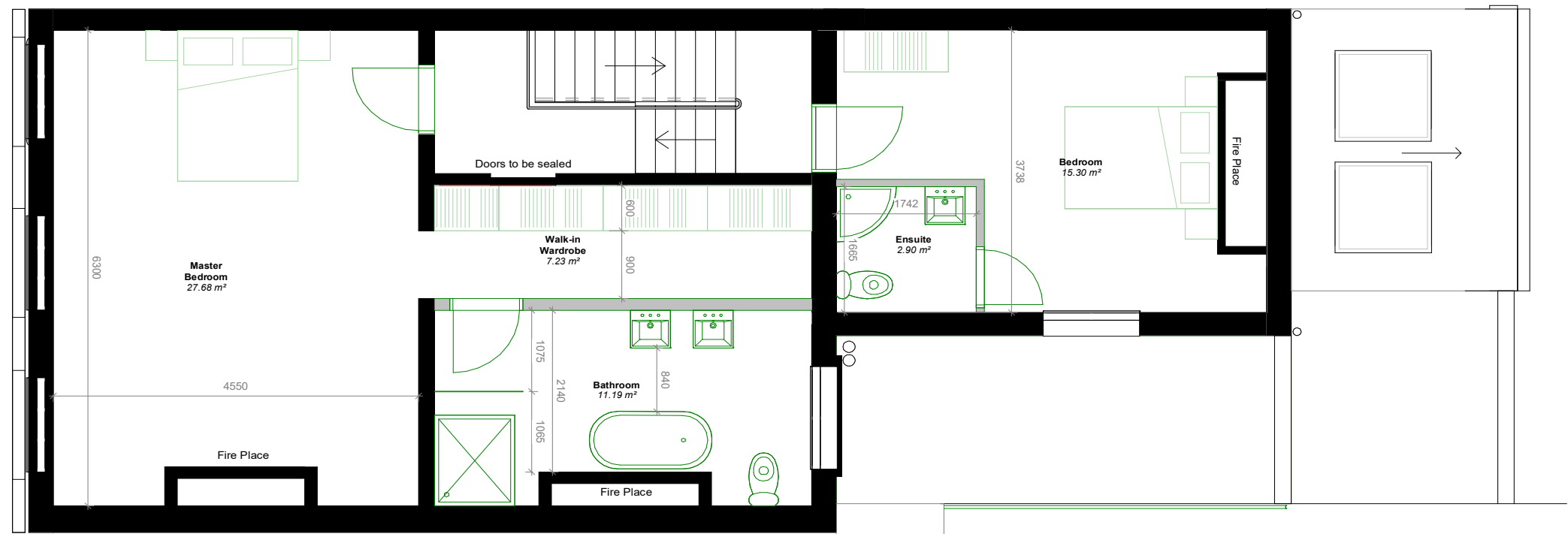
The room to the front of the building will be separated with the lightweight partition to create bedroom and study room with windows overlooking St, John Street. The first floor will have two bedrooms and a family bathroom to the back of the building. The existing toilet will be removed and converted into the corridor to provide access to the new roof terrace. Two new rooflights will be added to ground floor roof to provide better light into the ground floor lounge area.



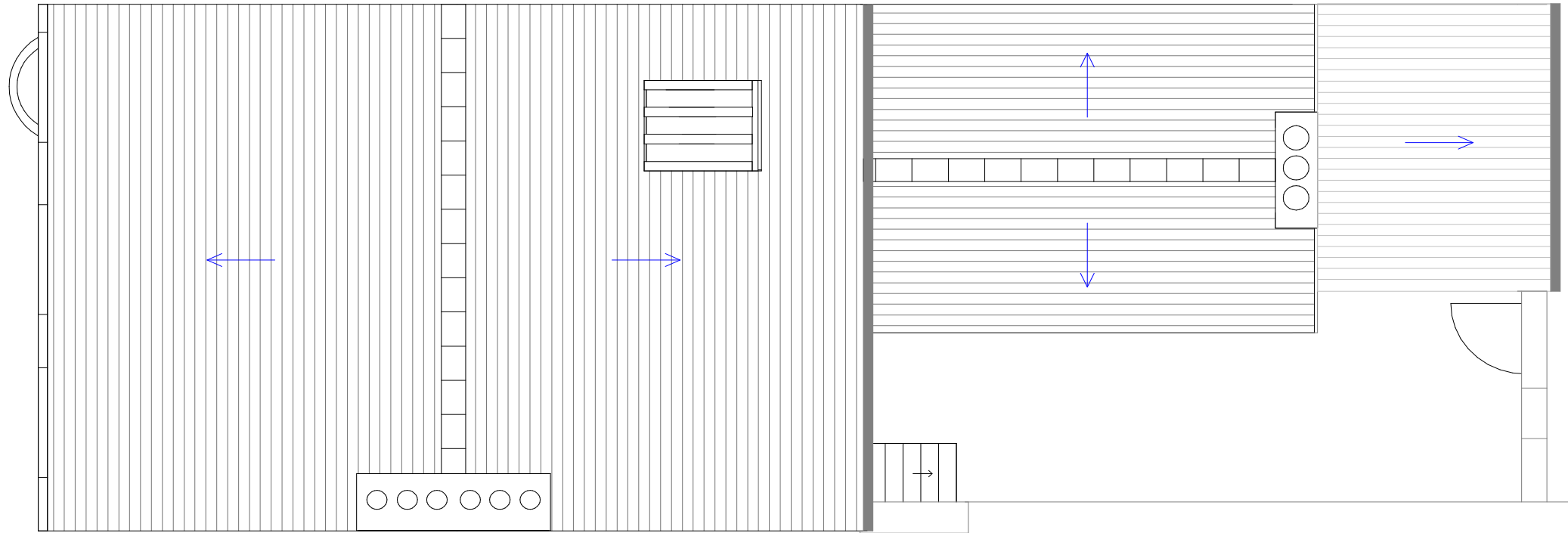
PROPOSED DEMOLITION PLAN - SECOND FLOOR

Proposed Second Floor Plan

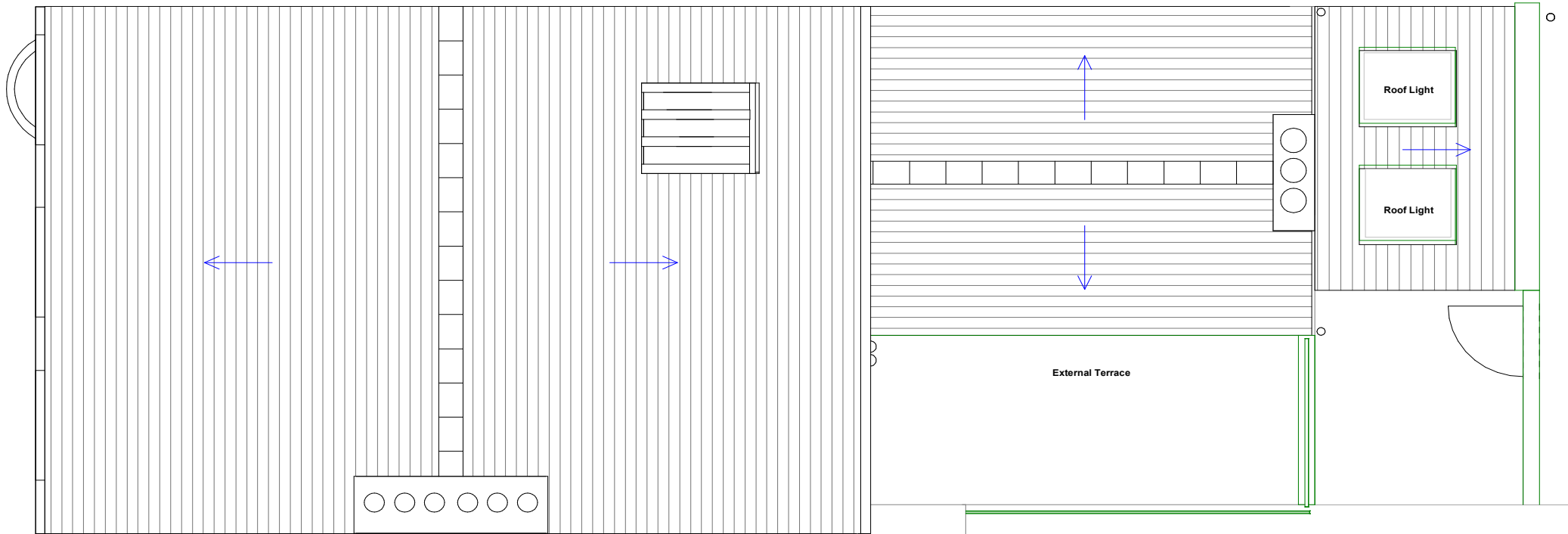
The stud wall to the front room will be removed to create a larger room. It will be used as a master bedroom with walk-in wardrobe and en-suite bathroom. The room to the back of the house will be converted into a bedroom with en-suite bathroom. Redundant doors will be sealed and retained in the original place .



PROPOSED SECOND FLOOR PLAN



EXISTING ROOF PLAN



PROPOSED ROOF PLAN

Proposed Roof Plan

The original slate roof will remain as existing. The roof of the ground floor will be re-roofed to match original slate roof and will have new roof lights to provide natural light into the ground floor lounge. It will also have a new gutter that will be positioned behind new parapet.

There will be new flat roof over the new ground floor extension that will be used as an external roof terrace.

Proposed Design

Use

The proposal is to make some internal and external alterations to preserve and enhance the existing building as it is considered a heritage asset to the surrounding area. The site's immediate context is a mixture of commercial and residential; some of which have undergone similar renovations and its proximity to the local centre, neighbouring high street amenities and transport network suggests that the use of the site is suitable for this type of high quality residential development.

Amount

The previous use of the building was a medical practice. The ground floor consists of a two consulting rooms to the front of the property and reception to the rear. In converting the property back to a residence, the consulting rooms will become a kitchen and the rear of the property will be living / dining space including the new extension. The consulting room to the front of the first floor will be converted into a bedroom and a study room with windows overlooking the St John Street. The existing toilet on first floor will be removed and incorporated into the corridor providing access to the new roof terrace. Apart from it there will be another bedroom on this level and a family bathroom to the back of the house.

The front of the second floor is divided into two offices, we propose this to be a master bedroom with walk in wardrobe and en-suite bathroom. To the rear of the house there will be another bedroom with en-suite

Site Layout

The shell of the existing building occupies a large portion of the site, leaving a small external space. The main pedestrian access will be to the front of the building, off St. John Street. The proposal aims to provide quality living accommodation within the exiting walls of the property by retaining and repairing original elements of the building that provide the recognised historical asset of the building.

Landscaping

The existing building has a small courtyard that will be converted into indoor space leaving enough external space to fit table, chairs, and potted plants. Apart from the ground floor external space there will be also first floor external terrace with additional tables and seating spaces.

Scale

The proposed single storey extension to the rear of the property sits within the existing boundary walls and does not seek to dominate the existing building. There will be a step back at first floor level to create a terrace which helps integrate with the juxtaposition of all the rear elevations on to Camp Street. The terrace will have and obscure glazing to the side of 19 St John Street to provide more privacy for residents in both houses. The extension itself will use matching brick to work harmoniously with the surrounding context.

Appearance

This development proposal aims to preserve and enhance the existing property thereby restoring the historical character of the building and giving it a new layer of history. The proposal looks to use a pallet of high-quality materials. It is proposed that the material of the new extension will match the existing brick building. It is proposed that the front facade will be repaired where necessary, but the appearance will not be changed as part of this application.

The existing windows to the property will be repaired to ensure that the original fabric can be preserved.

Accessibility

Pedestrian links:

This property is within a primarily commercial context, immediately adjacent are a range of amenities, from shops, schools, restaurants, pub's all within a short walking distance.

Bus and Rail Links

The site has excellent public transport links, with a number of bus routes running along Deansgate. Deansgate rail station also provides efficient access to the wider public transport network.

Road Links

The site is situated close to Deansgate providing a main arterial route into Manchester and onto the motorway network.

Vehicular Access

The site can be accessed to the rear of the property and front, however there is no assigned private car parking space.

Cycle Access

There is space for cycle storage within the rear outdoor terrace.

Refuse collection

Bins can be discretely stored to the rear of the house and can be positioned on Camp Street on collection day, compliant with local collection policy.

Summary

No.17 St. John Street is currently redundant medical practice. The present owner now wishes to revert the property to a single dwelling house and is seeking planning approval for 'change of use' and for Listed Building Consent to undertake the necessary modest conversion works.

This statement and the accompanying supporting documents have analysed the contextual setting and established the historical and heritage value of the property.

No. 17 was constructed circa 1820. St. John Street is the only surviving Georgian terraced street in central Manchester. The building is Listed Grade II [group value] and included within the St. John Street Conservation Area.

Restoration for the existing windows will ensure that the original fabric can be preserved.

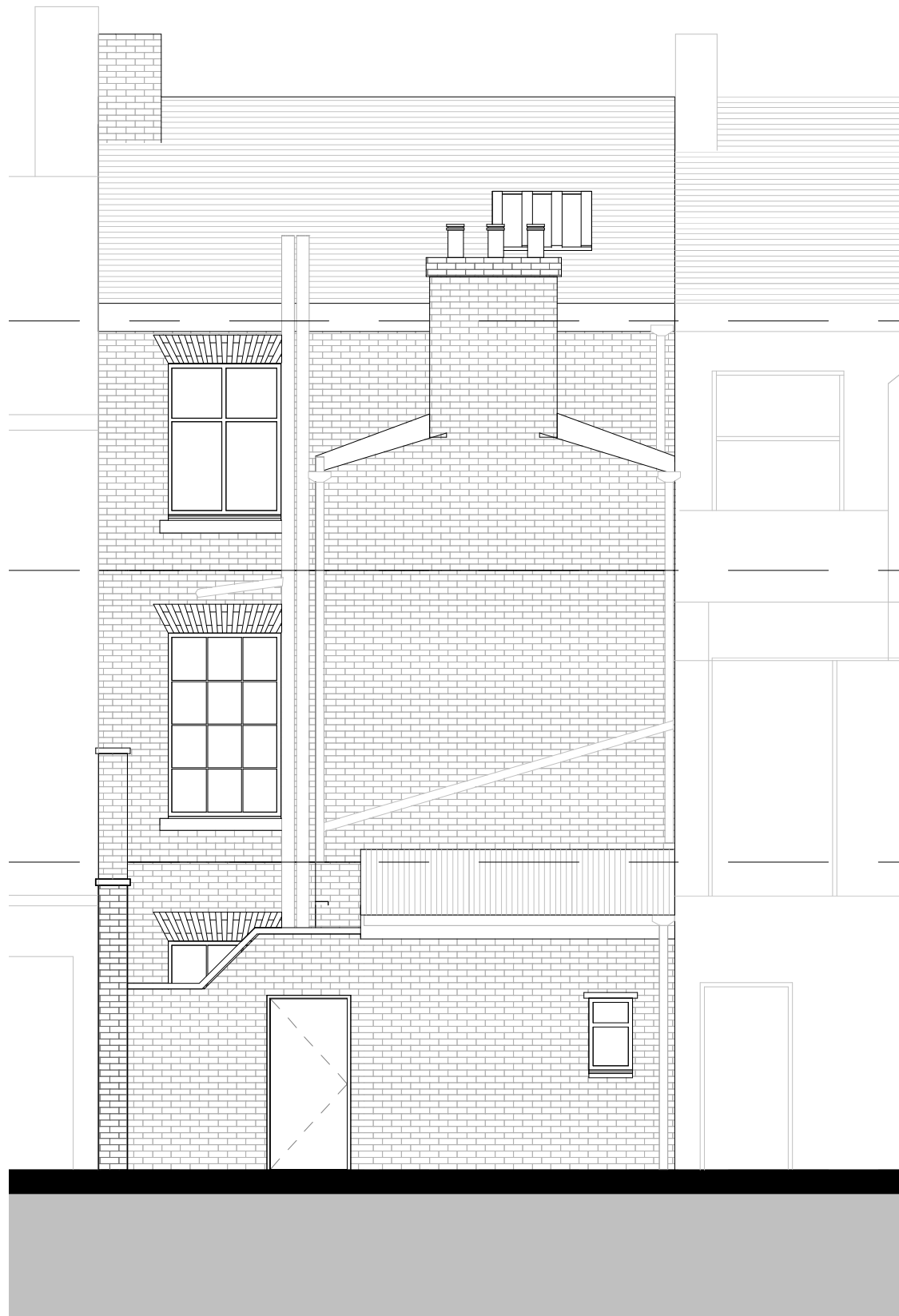


EXISTING FRONT ELEVATION

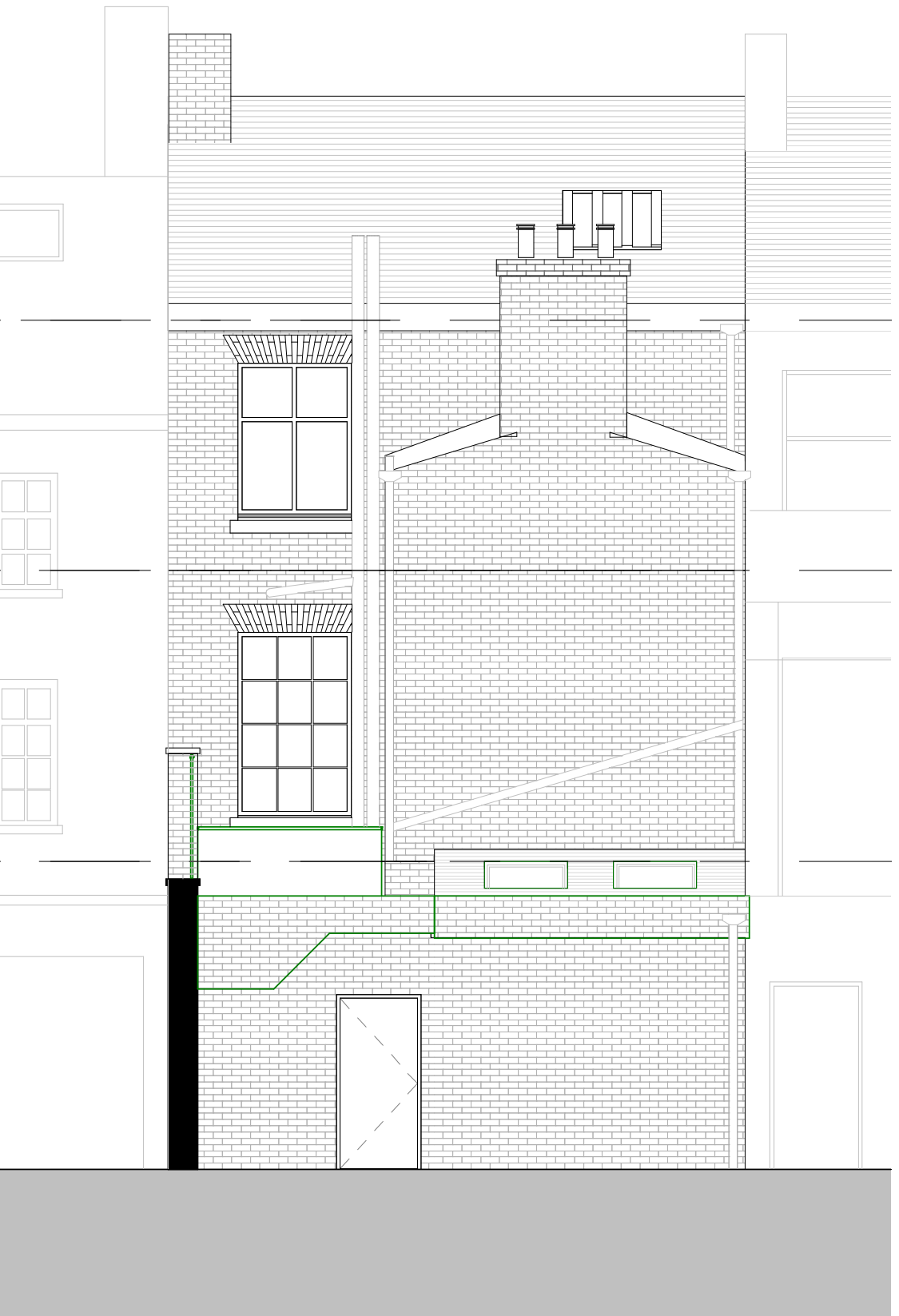


PROPOSED FRONT ELEVATION

PROPOSED DESIGN



EXISTING REAR ELEVATION



PROPOSED REAR ELEVATION