

HERITAGE, DESIGN AND ACCESS STATEMENT

60a Oldham Street, Northern Quarter, M4 1LE

Subdivision of Unit and Change of Use of One Unit
To Bar/Music Venue

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1. INTRODUCTION

- 1.1 This application is submitted on behalf of SA Property Services Ltd (hereafter referred to as “the applicant”) in respect of the proposed subdivision of 1no. existing Class E unit into 2no. units, including the change of use of one of the new units into a bar/music venue at 60a Oldham Street, Northern Quarter, Manchester, along with necessary external alterations.

BACKGROUND

- 1.2 The unit is currently split over two levels, it formally accommodated Tony and Guy hairdressers and academy at the ground floor and basement. To the upper floors are residential apartments, these do not form part of this application. This application would see the unit divided into two units. The unit on the right hand side of the building would be retained for uses within Class E, whilst the unit on the left is proposed to be used as a bar/music venue.
- 1.3 The site is located in the Northern Quarter, the Core Strategy acknowledges that the Northern Quarter makes a major contribution to the City Centre ‘offer’ through its creative businesses, niche and alternative retail, café bars, public houses, galleries, nightclubs and residential developments.

PURPOSE

- 1.4 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise. The purpose of this Planning Statement is as follows:
- To describe the site and surrounding area.
 - To identify any statutory or local planning-related designations affecting the site. Including Heritage impact.
 - To provide details of the scheme that is being brought forward.
 - To consider the proposed development having regard to the provisions of the Development Plan.
 - To consider any other material considerations.
- 1.5 This document should be read in conjunction with the suite of documents submitted in support of the planning application.

2. SITE AND SURROUNDING AREA

- 2.1 The site consists of a four storey mid-terraced mixed use building. To the ground floor the existing unit is vacant, having previously accommodating a hair salon. The upper floors comprise of residential apartments.



Location Plan – not to scale

- 2.2 The site is bounded to the north by 'Fress' a restaurant and bar, and 'District' to the south, another restaurant and bar. The application relates to the ground floor and basement of the building. The upper floors comprise residential accommodation that does not form part of the application.
- 2.3 The building features stone detailing to the front elevation, whilst the rear comprises red brick. The building was rebuilt by Lennards bootmakers during the 20th century. Lennards can still be seen in the stone detailing to the front elevation. The building originally housed Lennards' headquarters and factory, who were an iconic shoemakers with outlets across the UK.
- 2.4 The groundfloor frontage features a modern largely glazed shopfront with metal framed windows and rollershutters.
- 2.5 The site is surrounded by other existing mixed use buildings that accommodate restaurants, cafes, bars, retail, offices and residential units. Typical of a city centre location these uses are juxtaposed in close proximity to one another. The Northern Quarter has become a vibrant focus for food and drink in recent years.
- 2.6 The site lies within the Stevenson Square Conservation Area, although the building is not nationally or locally listed, it does contribute to the character and appearance of the conservation area.

3. STATUTORY AND OTHER DESIGNATIONS

FLOOD RISK AND DRAINAGE

- 3.1 The site falls within Flood Zone 1; it is therefore not at risk of flooding.

PUBLIC RIGHTS OF WAY

- 3.2 The site is not subject to any public rights of way.

ECOLOGY

- 3.3 The site is not subject to any statutory ecology related designations.

TREES

- 3.4 There are no TPOs within the site.

NOISE

- 3.5 The application is accompanied by a Noise Assessment prepared by AEC. This has identified that the noise levels at the nearest receptor (the first floor flats above the application units) would be below the Manchester City Council criteria at both the 63Hz and 125Hz octave band centre frequencies. Notwithstanding, AEC have still recommended that external walls are lined independently with 12.5mm thick plasterboard with insulation in the cavity in order to avoid noise flanking through the external walls.
- 3.6 Overall, the submitted Noise Assessment has concluded that noise should not be a determining factor to any planning permission being sought here.

SUMMARY

- 3.7 In summary, the site is not constrained by any local, regional or national statutory or non-statutory designations that would preclude its development in the manner proposed.

4. HERITAGE

- 4.1 The site is located within the Stevenson Square Conservation Area (CA).
- 4.2 Policy CC9 requires all new build to be of the highest standard in terms of appearance and function. Development should preserve or enhance the heritage assets identified.
- 4.3 Stevenson Square CA lies on the north-eastern edge of the city centre. The Smithfield CA lies on the opposite side of Oldham Street.
- 4.4 CA Appraisal notes the height, scale, colour, form, massing and materials of new buildings should relate to the existing high quality buildings and also complement their character.
- 4.5 The Appraisal goes on to state that:
- “Designers should be aware of proportion and rhythm in their buildings and also differentiate a ground floor, middle portion and a top part which creates a varied skyline, in order to enhance the area”.*
- 4.6 The CA Appraisal states that ‘signs and canopies should be carefully designed so as not to compete with, or conceal, the architectural details of buildings’.
- 4.7 This application is made in respect of the subdivision of this double-fronted unit, external changes are minimal save for the creation of a new entrance door to the second unit to be created. The existing double door entrance will remain and will serve the unit subject to the proposed change of use.
- 4.8 The proposal will bring about the positive reuse of this vacant building. Dividing this large floorplate into 2no units will add vibrancy and activity to the streetscene. The proposal will therefore be positive for the Stevenson Square Conservation Area, providing continued occupation of the units in accordance with heritage provisions of the NPPF; policies CC 9, EN 3 and DM 1 of the Core Strategy; UDP policy DC18.1; and, the Guide to Development in Manchester SPD.

5. THE PROPOSAL

Use

- 5.1 This application proposes to divide the unit at the ground floor into 2no. units. The larger unit will be used as a bar/music venue at the ground floor and in the basement. Whilst the smaller unit will be retained as a salon.

Amount/Scale

- 5.2 As noted above, the proposal splits this single large unit into 2no. units. The bar/music venue will be the larger of the two units (214sqm) across the ground floor and basement, whilst the second unit will be retained as a salon (81sqm).

Appearance

- 5.3 The proposal involves minimal change to the appearance of the building. At present the shopfront comprises largely glazing with metal frames. A new access door will be created to the right hand side for the salon unit. This will be similar to other shopfronts in the location. The existing double doors will be retained for the bar/venue unit, with no other changes to this shopfront.

Access

- 5.4 This is an existing building with no changes to the access.

Waste

- 5.5 Main refuse will be placed into refuse sacks and placed on the street daily for the waste contractor to pick up. Approved and reputable refuse collection services will be used, who will collect then in accordance with above stated timeframes.
- 5.6 Deliveries to the site and servicing of the premises will follow the timeframes. The management of deliveries and servicing will be undertaken by the venue's management team. It is expected that they will require the following deliveries:
- One drinks and consumable deliveries per week – short or long wheelbase van
 - One drinks delivery per week – Luton van.

Operational Management

- 5.7 The incoming tenant of the bar/music venue herein already operates a business in the same road (Oldham Street), they are already part of the local community. They understand the need for well-run licensed premises, thoughtful and tolerant operating practices, both in terms of noise and customer management. They aim to manage noise from the premises to mitigate nuisance to neighbours.
- 5.8 The bar/music venue element of this proposal will comprise of a ground floor cocktail bar and a

multi-use venue space in the basement, both operating from the same lease and premises licence.

- 5.9 Trading times will be within the times outlined in the premises licence granted for the premises. The proposed hours for opening to the public are:

Thursday-Saturday 17:00-02:30.

- 5.10 The business will be wet led. The maximum venue capacity is 250.

- 5.11 As a part of their commitment, the tenant and operator will:

- 5.12 Ensure the entrance doors are kept closed except for ingress and egress. They use SIA registered door supervisors, and will provide an appropriate number of door supervisors at all times to ensure the smooth running of the premises to suit peak trading time, based on their premises licence modelling.

- 5.13 The audio system is controlled with limiters and set so that it is not able to operate beyond a fixed maximum level as designated by our Acoustician to prevent amplified noise break out. They will ensure there is no amplified music device on the exterior of the building.

- 5.14 Arrangements will be made to ensure that all deliveries and servicing are carried out between 09.00-15.00hrs. In exceptional circumstances specific procedures are in place to limit potential disruption.

- 5.15 Glass handling is controlled to reduce noise. Empty bottles will not be tipped or thrown into recycling points located in the loading bay to the property after 11pm or before 9am. Waste collections will be carried out in line with existing commercial neighbouring properties.

- 5.16 The smoking area outside the venue, on Oldham St will be monitored by the door supervisors and management team. Smokers will be asked to dispose of their ash and stubs in a responsible manner and use the ashtrays provided. The area will be frequently swept of any cigarette debris.

- 5.17 CCTV will be installed inside the premises and will be of the specification as stipulated in the Premises License. E.g. Digital images shall be retained for a period of 31 days and shall be produced to an authorised officer on demand. Notices will be clearly displayed confirming the CCTV is on the premises. An authorised person will be available at all times on the premises to show CCTV images to an authorised officer on demand.

Dispersal Procedure

- 5.18 Notices will be displayed by the exit points requesting customers to leave quietly. Security will be present at the exit doors at the end of every evening. To minimise disturbance to local residents all employees are given appropriate information and training to encourage customers to leave the

premises and the area respectfully.

- 5.19 Due to the nature of the business, it is anticipated that there will be a gradual departure of customers.
- 5.20 Onward transport information will be provided on-line and in the premises. Customers that require a taxi will be encouraged to walk towards Piccadilly Gardens, which is less than a ten-minute walk from the premises.
- 5.21 Any complaints made in respect of the running of the premises will be investigated by senior management and escalated in accordance with the complaints handling procedures should this be necessary.

Summary

- 5.22 The application proposal is for the division of this larger unit into 2no. units and the proposed change of one of the created units to a bar/music venue, with extended opening hours.
- 5.23 This application is submitted on behalf of SA Property Services Ltd, the occupier is a highly experience operator of another restaurant/bar on Oldham Street itself (Chaka Laka).
- 5.24 As there will not be a kitchen there is no need for any ventilation/extraction systems.

6. PLANNING POLICY

6.1 The Development Plan for Manchester comprises of the following:

- The Core Strategy Development Plan Document (July 2012);
- Saved policies of the Unitary Development Plan for Manchester (July 1995); and
- The Guide to Development in Manchester Supplementary Planning Document and Guidance (April 2007).

Core Strategy

6.2 The Core Strategy includes policies relevant to the proposed development, namely:

6.3 Policy SP1: Spatial Principles states that the Regional Centre will be the focus for economic and commercial development, retail, leisure and cultural activity, alongside high quality city living.

6.4 Policy CC1: Primary Economic Development Focus: City Centre and Fringe encourages the provision of a range of economic development uses, such as retail, leisure, entertainment, cultural and tourism facilities in the City Centre, to support the development of a vibrant employment location attractive to businesses, employees and visitors.

6.5 Policy CC4 Visitors - Tourism, Culture and Leisure confirms that the City Centre will be the focus for culture and leisure. This policy supports the improvement of facilities for visitors, residents and businesses alike.

6.6 Policy CC7 Mixed Use Development this states that active ground floor uses will be appropriate in locations which have an established public function.

6.7 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, conservations areas and schedule ancient monuments.

6.8 Policy CC10 A Place for Everyone states that development which promotes the objective of making the city centre a location that appeals to a wide range of residents and visitors, will be supported.

6.9 Policy C1 Centre Hierarchy states that the City Centre is the focus for comparison retail, commerce, culture, leisure and tourism.

6.10 Policy C10 Leisure and the Evening Economy confirms that new development and redevelopment that supports the evening economy, contributes to the vitality of district centres and supports a balanced and socially inclusive evening/night-time economy will be permitted, subject to the following considerations:

- Cumulative impact
- Residential Amenity
- Balance

- 6.11 Policy T2 Accessible Areas of Opportunity and Need this policy seeks to ensure that new development is accessible by sustainable transport modes, including walking and cycling.
- 6.12 Policy EN1 Design Principles and Strategic Character Areas this policy requires all development to follow the seven principles of urban design and should have regard to the strategic character area in which the development is located. Opportunities for good design to enhance the overall image of the City should be fully realised, particularly on major radial and orbital road and rail routes. In the City Centre developers will be expected to consider the City's heritage and continue the rich pattern of activity in the core area.
- 6.13 Policy EN3 Heritage this states that 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. Proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.
- 6.14 Policy EN19 Waste this policy requires all developers to submit a waste management plan.
- 6.15 Policy DM1 Development Management states that all development should have regard to the following:
- Appropriate siting, layout, scale, form, massing, materials and detail.
 - Impact on the surrounding areas in terms of design, scale, appearance.
 - Effects on amenity.
 - Accessibility.
 - Community safety and crime prevention.
 - Design for health.
 - Adequacy of internal accommodation and external amenity space.
 - Refuse storage and collection.
 - Vehicular access and parking.
 - Biodiversity, landscape, archaeology or built heritage.
 - Green Infrastructure.
 - Flood risk and drainage.
 - Hazardous installations.
 - Sustainable construction techniques where possible.

Saved UDP Policies

- 6.16 Policy DC10.1 Food and Drink Uses: this policy states that in determining planning applications for developments involving the sale of food or drink for consumption on the premises, the Council will have regard to:
- The general location
 - The effect on amenity
 - The availability of safe and convenient car parking and servicing
 - Ease of access for all
 - The storage and collection of waste.
- 6.17 The policy goes on to note that the Council will normally accept the principle of developments of this kind in the City Centre.
- 6.18 Policy DC14.1 states that in determining applications relating to shop fronts, security grilles, advertisement signs, canopies and awnings, the Council will seek to ensure that proposals are in keeping with the character of the building and adjoining buildings, of adjoining shopfronts, where appropriate, and of the area within which the premises are located.
- 6.19 Policy DC18.1 Conservation Areas the Council will give particularly careful consideration to development proposals within Conservation Areas. Development in Conservation Areas must protect, preserve and enhance the character of the area.
- 6.20 Policy DC26.1 Development and Noise this policy aims to minimise the impact of noise both in terms of the effect of new development proposals that are likely to be generators of noise and the implications of new development being exposed to existing noise sources.
- 6.21 Policy RC20 Area 10 Oldham Street/Newton Street/Lever Street confirms that the area is predominantly commercial. The shift in the City Centre shopping pattern brought about as a result particularly of the Arndale Centre Development has brought evident loss of trade for retailing on Oldham Street and Tib Street, with the broadly based comparative shopping on Oldham Street more markedly affected than Tib Street's smaller specialist shops. The general assumption here is that some degree of non-retail or quasi-retail uses need to be accepted or even encouraged, particularly on Oldham Street where the generally larger buildings offer scope for cash and carry/retail warehousing use.

Guide to Development in Manchester SPD

- 6.22 This SPD is all about bringing together the development principles, integrating environmental, economic and social activities. The Guide explains on and provides further detail to the policies contained in the Local Plan. The most pertinent sections of the Guide, to this application are noted below:
- 6.23 Section 1 Creating a Sense of Place, this states that places should be welcoming, inclusive, neighbourly, interesting and attractive. The Guide wants to create a sense of place where the identity, character and role of a neighbourhood/street/space is clear, relevant and special.
- 6.24 Section 2 Design this provides further guidance on what the Council means by a high standard of design, it sets out this guidance under 7 key principles of urban design.

- 6.25 Section 3 Accessibility states that quality in design terms requires developments to be fully inclusive and accessible.
- 6.26 Section 8 Community Safety and Crime Prevention, applicants must demonstrate how crime prevention measures have been considered in the design of the proposal. Developments should promote informal surveillance of the street.

7. MATERIAL CONSIDERATIONS

- 7.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise.

“In principle...any consideration which relates to the use and development of land is capable of being a planning consideration. Whether a particular consideration falling within that broad class is material in any given case will depend on the circumstances” (Stringer v MHLG 1971).

- 7.2 In this case the following material considerations are relevant.

NATIONAL PLANNING POLICY & GUIDANCE

- 7.3 The National Planning Policy Framework (NPPF) was revised in February 2019 and sets out the Government’s planning policies for England and how they should be applied. The overarching aim of the Framework is to proactively deliver sustainable development to support the Government’s economic growth objectives.

STATUS

- 7.4 Paragraph 1 of the Framework states that:

“The National Planning Policy Framework sets out the Government’s planning policies for England and how these are expected to be applied.”

ACHIEVING SUSTAINABLE DEVELOPMENT

- 7.5 At the heart of the NPPF is a presumption in favour of sustainable development.
- 7.6 Before examining the various elements of the Framework, it is emphasised that sustainability is not simply about accessibility between a site and facilities; it encompasses much broader issues

which are defined in the Framework as three dimensions; namely economic, social and environmental. In relation to these dimensions, we would comment as follows:

ECONOMIC

- 7.7 It is submitted that the application proposals are fully commensurate with the economic dimension of sustainable development and would represent an economic boost for the area. Whilst in the grand scheme of things this is a small contribution, it is a positive contribution to the local economy, it will create job opportunities in the city centre and will attract visitors into the area.

SOCIAL

- 7.8 The proposals will add to the vibrant offer of restaurants and bars in the vicinity. Adding to the character of this neighbourhood as a destination for food, drink and nightlife. Whilst the retention of the smaller unit as a salon will add to the daytime offer in the local area.
- 7.9 For these reasons, it is considered that the proposals would also be socially sustainable in the local context.

ENVIRONMENTAL

- 7.10 The site is not subject to any statutory ecological designations, nor is it within an area at risk of flooding as defined by the Environment Agency. The proposed development will not result in any detrimental impact on environment or local amenity. The proposals comprise a high quality development which is sympathetic to, and in-keeping with, the surrounding uses.

8. CONCLUSION

- 8.1 This application is submitted on behalf of SA Property Services Ltd in respect of proposed subdivision of 1no. existing Class E unit into 2no. units, including the change of use of one of the new units into a bar/music venue at 60a Oldham Street, Northern Quarter, Manchester, along with necessary external alterations.
- 8.2 Policy EC2 states that the Council will seek to retain and enhance existing employment space and sites. Whilst this unit is not specifically an employment unit, it does generate employment. The proposals should therefore be supported.
- 8.3 Policy C10 relates to new leisure and the evening economy and notes that any new development and redevelopment that supports the evening economy, contributes to the vitality of district centres and supports a balanced and socially inclusive evening/night-time economy will be permitted. The proposed partial change of use will add to the variety and diversity of venues in this area and will complement the overall provision in the Northern Quarter. The proposal is therefore in accordance with this policy and should be supported in line with this policy.
- 8.4 It has been set out within this document that the proposed partial change of use and external alterations have been designed and considered to ensure it would not detrimentally affect the Conservation Area and rather it would complement and enhance it.
- 8.5 Furthermore, National Planning Policy Framework (2019) states at paragraph 80:
- “Planning policies and 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 productivity, taking into account both local business needs and wider opportunities for development.”
- 8.6 It is therefore concluded that the proposal is entirely acceptable and in accordance with both the Development Plan and relevant material considerations and indeed would deliver a sustainable economic development. It is respectfully requested therefore that this proposal is approved without delay.