

001_HR_ManchesterCC_P21-2022_290721

29th July 2021

Planning Department
Town Hall
Albert Square
Manchester
M60 2LA

Dear Sir/Madam,

Planning Portal References: PP-10050993 & PP-10050988
Applications for full planning permission, listed building consent and advertisement consent for the refurbishment of an existing restaurant, including the change of use of the adjoining external pavement for an outdoor seating area 53 King Street, Manchester, M2 4LQ

Pegasus Group has been instructed by Six Italian Food t/a L'Antica Pizzeria Da Michele Ltd to submit parallel applications for full planning permission, listed building consent and advertisement consent for proposed internal and external alterations to an existing building along with the change of use of the adjoining external pavement for an outdoor seating area at 53 King Street, Manchester, M2 4LQ.

For clarification, the applications were submitted via the Planning Portal on the 29th July 2021, with the combined full planning and listed building consent application allocated the reference number PP-10050993 and the advertisement consent application allocated the reference number PP-10050988. The information submitted with this application comprises the following documents:

- Planning application forms and certificates, duly completed and signed
- Heritage, Design and Access Statement (contained below)
- Existing General Arrangements Plan – Drawing No. A01 (scale – 1:100 @ A3)
- Existing Sections A-A, B-B and C-C – Drawing No. A02 (scale – 1:100 @ A3)
- Existing Reflected Ceiling Plan – Drawing No. A03 (scale – 1:100 @ A3)
- Computer Generated Images – Drawing No. A05
- Computer Generated Images – Drawing No. A06
- Computer Generated Images – Drawing No. A07
- Materials and Finishes Schedule Rev 0
- Proposed General Arrangements Plan – Drawing No. A09 (scale – 1:100 @ A3)
- Proposed Reflected Ceiling Plan – Drawing No. A10 (scale – 1:100 @ A3)
- Proposed Section B-B – Drawing No. A11 (scale – 1:75 @ A3)
- Proposed Section A-A – Drawing No. A12 (scale – 1:50 @ A3)
- Proposed Section C-C – Drawing No. A13 (scale – 1:75 @ A3)
- Proposed Floor Material Plan – Drawing No. A14 (scale – 1:100 @ A3)
- Bar Plan, Elevation – Drawing No. A15 (scale – 1/50 @ A3)
- Bar Plan Elevation and Section B-B – Drawing No. A16 (scale – 1/30 @ A3)

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 DESIGN  ENVIRONMENT  PLANNING  ECONOMICS  HERITAGE

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- Bar Detail – Drawing No. A17 (scale – 1/30 1/10 @ A3)
- Pizza Counter Marble – Drawing No. A18 (scale – 1/30 @ A3)
- Stair Marble – Drawing No. A19 (scale – 1/30 @ A3)
- AC Units – Drawing No. A20 (scale – 1/10 @ A3)
- Proposed Wall Installation – Drawing No. A21 (scale – 1:75 @ A3)
- Proposed Wall Installation Detail – Drawing No. A22 (scale – 1:20/1:10 @ A3)
- Proposed Banquette Seating – Drawing No. A23 (scale – 1:20 @ A3)
- Proposed Banquette Seating – Drawing No. A24 (scale – 1/30 @ A3)
- Proposed Banquette Seating – Drawing No. A25 (scale – 1/20 @ A3)
- Signage Drawing – Drawing No. A26
- Ramp – Drawing No. A27 (scale – 1/30 @ A3)
- Pavement Layout – Drawing No. PV 001 (Scale 1:50 @ A3)
- Furniture Layout – Drawing No. PV 002 (Scale 1:50 @ A3)
- External Elevations – Drawing No. PV 003 (scale – 1:50 @ A3)
- External Elevations – Drawing No. PV 004 (scale – 1:50 @ A3)
- Furniture Storage – Drawing No. PV 005 (scale – 1:50 @ A3)
- L'Antica Pizzeria de Michelle Signage Description
- L'Antica Pizzeria de Michelle Elevations v1 (King Street Elevation) (scale – 1:50)

This letter forms the Heritage, Design and Access Statement in connection with the proposed development for which full planning permission, listed building consent and advertisement consent is sought. The application proposals recognise the heritage assets associated with this site and the connected design sensitivities relating to the need to conserve or enhance the historic environment in line with the interest and significance of the heritage assets. Accordingly, the following sections of this Statement identify the relevant issues pertinent to the consideration of this application.

Heritage, Design and Access Statement

Site Context

The application site relates to an existing vacant restaurant (Class E use), previously occupied by the Zizzi restaurant chain, situated at 53 King Street, Manchester, with the restaurant within part of the ground floor and mezzanine level of the building. The disabled entrance, disabled WC and baby changing facility, tills and bar, dining area and kitchen with pizza oven cooking facility, are located at ground floor, with the mezzanine level currently serving as an office and customer toilets.

The building to which the site is located comprises the elaborate Baroque style Grade II Listed Former Lloyds Bank, 53 King Street (HE List Entry Number 1291610), which was designated on the 3rd October 1974. The building dates from 1913 and was designed by Charles Heathcote, originally serving as a bank, located in a prominent corner location fronting King Street, Cheapside and Cross Street.

Historic England describe the building as follows:

"Includes: Nos. 33 and 35, Former Lloyds Bank, CROSS STREET. Former Bank. 1913, by Charles Heathcote, with carving and statuary by Earp, Hobbs and Miller. Portland stone on grey granite plinth, (roof not visible). Large L-shaped plan on end-of-block site, with chamfered corners. Very elaborate Baroque style. Four storeys (2+2), with basement and double attic, seven bays, the 2nd and 6th breaking forwards slightly, with massive banded

rustication to the first two storeys, horizontal division marked by a cornice with parapet balustraded in each bay, giant colonnades to the upper floors which have set-back windows, frieze lettered "LLOYDS BANK LIMITED", a massive modillioned cornice broken by segmental pediments to the 2nd and 6th bays, and attic with chimneys, lunettes, etc. The rusticated lower half has giant round-headed arches with run-out voussoirs and stepped keyblocks, most containing continuous bronze-framed fenestration including round-headed mezzanine windows, but those of the projected 2nd and 6th bays with segmental-headed doorways at ground floor and lunettes above. The upper half has cross-windows to the 2nd floor with segmental pediments and 2-light mullioned windows to the 3rd floor, except the 2nd and 6th bays which have banded piers and segmental pediments breaking the cornice, open-pedimented architraves to the 2nd-floor windows, and Venetian windows to the 3rd floor. Each corner has (inter alia) a curved stone balcony at 1st floor with balustrade and open-segmental pedimented aedicule surmounted by statuary. The Cross Street facade is 8 bays in matching style, the 1st and 6th breaking forwards and containing openings like those to King Street. INTERIOR: white marble banking hall, plaster barrel vault to clerks' hall, mahogany carving by Earp, Hobbs and Miller."

The building's significance lies in its original architectural features, its sculptures and its rich detailing, including the external elaborate Baroque style rusticated frontage and the internal white marble banking hall.

The site forms part of a large building in a prominent corner location, including 33 and 35 Cross Street. Other nearby listed buildings include the Grade II listed 74 King Street (List Entry Number 1197939), the Grade II Prudential Assurance Office (List Entry Number 1219164), and the Grade I Listed Bank of England Trustee Savings Bank Office (List Entry Number 1291596), with the application site falling within their setting. The building's position within this context contributes to its significance.

The site is located within the Upper King Street Conservation Area of Manchester, and adjacent to the St Ann's Square Conservation Area. The Conservation Area lies in the heart of the city centre and forms part of the central financial district around the eastern portion of King Street. The area has formed the heart of the City's financial district since the Victorian period, but in recent times a number of the buildings within the Conservation Area have diversified into other main town centre uses such as restaurants. The Conservation Area is characterised by its large buildings and sloping topography. Building styles and materials vary greatly, with variously coloured brick, stone (predominantly sandstone), exposed aggregate pre-cast concrete, bronze-coloured glass in metal frames, clear glass in concrete frames, and various other modern high-tech materials. 53 King Street (Former Lloyds Bank) is built of Portland stone. Despite the mix of styles and materials in the area, the street scenes of the Conservation Area do largely harmonise. 53 King Street contributes positively to the significance and character of the Conservation Area.

In terms of planning history, the following applications are of particular relevance:

Ref	Address	Proposal	Decision and Date
124810/LO/2019	Ground Floor Lloyds Bank	LBC for fit out of dental surgery inc new partitions, ventilation and	Approved 07/01/20

	Buildings, 53 King Street	other associated minor alterations (associated full planning ref 124809/FO/2019)	
124809/FO/2019	Ground Floor Lloyds Bank Buildings, 53 King Street	Proposed change of use from restaurant/takeaway to dental surgery (D1 Use Class) (associated LBC application ref 124810/LO/2019)	Approved 07/01/20
122246/FO/2018	Zizzi Lloyds Bank Buildings 53 King Street	Use of part of highway forecourt as an external customer seating area comprising 10no. tables, 28no. chairs, 10no. planters and 2no. breeze screens	Approved 15/01/19
116702/FO/2017	53 King Street	Change of use of an area of the public highway for the provision of an outdoor seating area	Withdrawn 10/10/17
112259/LO/2016/C1	53 King Street	LBC for the installation of two internally illuminated individual lettered signs behind the glazing.	Approved 03/08/16
112253/AO/2016/C1	53 King Street	Two internally illuminated individual lettered signs behind the glazing.	Approved 03/08/16
107451/LO/2014/C1	Lloyds TSB Bank Plc 53 King Street	LBC for material alterations and refurbishment to the internal fabric of the building to accommodate a restaurant use, including demolition of modern staircase.	Approved 16/06/15
107345/LO/2014/C1	Zizzi 53 King Street	LBC - Installation of 1no. externally illuminated, individual letter fascia sign, 1no. non-illuminated roundel sign, 1no. non-illuminated panel sign and 2no. menu boxes.	Approved 06/01/15
107134/AO/2014/C1	Zizzi 53 King Street	Installation of 1no. externally illuminated, individual letter fascia sign, 1no. non-illuminated roundel sign, 1no. non-illuminated panel sign and 2no. menu boxes.	Approved 06/01/15

Planning Policy

Development Plan

The Development Plan for the area comprises of the Core Strategy 2012-2027 (adopted July 2012) and extant policies from the Unitary Development Plan (adopted July 2005).

The following policies in the Core Strategy are of particular relevance to these proposals:

- Policy EC 3 Regional Centre

- Policy CC 1 Primary Economic Development Focus: City Centre and Fringe
- Policy CC 9 Design and Heritage
- Policy C 1 Centre Hierarchy
- Policy EN 1 Design Principles and Strategic Character Areas
- Policy EN 3 Heritage

The following extant policies from the Unitary Development Plan are of particular relevance to these proposals:

- Policy DC14 Shop fronts and related signs
- Policy DC15 Advertisements, hoardings and posters
- Policy DC18 Conservation Areas
- Policy DC19 Listed Buildings

Other material considerations

Guide to Development in Manchester SPG (adopted April 2007)

This document provides guidance on signage and shopfronts, recommending well designed proposals that relate to and harmonise with the character of the area within which the building is located.

Manchester Table and Chairs Guidance Notes

This guidance note provides information relating to the establishments that wish to make use of the pavement for tables and chairs for customers. It sets standards that businesses should follow in relation to the use of a highway as a seating area. Areas considered are the enclosure, furniture, environmental aspects, and other considerations.

Advertisement Control Legislation

Advertisements are controlled under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007. The principal Act on which the Regulations are based is the Town and Country Planning Act 1990 (as amended). The powers to control advertisements under the Regulations may be exercised only in the interests of amenity or public safety.

There is no need on the part of an applicant or appellant to demonstrate a requirement for the advertisement as it is accepted that it is needed for commercial or other reasons.

National Planning Policy Framework (NPPF)

Chapter 12 of the NPPF relates to achieving well designed places, with Paragraph 136 stating the following with regard to advertisements:

"The quality and character of places can suffer when advertisements are poorly sited and designed. A separate consent process within the planning system controls the display of advertisements, which should be operated in a way which is simple, efficient and effective. Advertisements should be subject to control only in the interests of amenity and public safety, taking account of cumulative impacts."

Chapter 16 relates to conserving and enhancing the historic environment. Paragraph 194 states that Local Planning Authorities should require applicants to describe the significance of any heritage asset affected by an application proposal, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. This Statement duly meets the requirements of the NPPF in this respect. The LPA should identify and assess the particular significance of any heritage asset when assessing the proposal, in order to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal (Paragraph 195).

Paragraph 197 states that in determining planning applications, LPAs should take account of:

*"a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
c) the desirability of new development making a positive contribution to local character and distinctiveness."*

Paragraph 202 provides necessary guidance for development proposals that cause less than substantial harm to the significance of a designated heritage asset:

"Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposals, including securing its optimum viable use."

Proposals

The proposals, as shown in detail on the above-mentioned submitted drawings, are relatively minor in nature, continuing the established use of the application site as a restaurant. They comprise internal and external refurbishments and replacement of the existing modern fixtures and fittings associated with the existing restaurant use, including careful consideration to the preservation and enhancement of historic elements, including a replacement kitchen, interior refurbishment, and installation of similarly designed replacement signage with similar size dimensions, quantum and location to the existing signage at the site.

The proposed internal alterations make minimal changes to the existing layout. The alterations include:

- the replacement of the existing timber flooring with new marble tile flooring throughout the dining area, stairs and mezzanine;
- new kitchen including the replacement of existing oven with new wood fired white mosaic clad pizza oven;
- new marble wall cladding in the WCs and behind the pizza oven and new painted ash timber cladding in the dining area;
- replacement black metal railing to disabled ramp and stairs to mezzanine;
- replacement bar and kitchen countertops in marble;

- new dark brown oak veneer to banquet seating and waiter stations and new upholstery to banquet seating chairs;
- changing the veneer (with dark brown oak) and grilles of existing AC units;
- new movable chairs and dark grey sprayed doors;
- two new white fire rated foliage trees;
- replacement pendant lighting; and
- replacement internal signage.

Changes to the kitchen (as detailed mainly on drawing no. A09) comprise necessary equipment replacements and upgrades, in similar locations to existing, to allow the building to continue to function in its use as a restaurant. The existing oven will be removed and replaced (in the same location) by a new wood fired pizza oven with mosaic cladding. The existing counter to the front of the oven will be removed and replaced by a new marble counter. The existing kitchen floor will be removed and changed for a new Altro flooring. The cooking line will be rotated by 90 degrees within the newly closed kitchen area, with the instatement of a wood clad wall separating the dining space from the kitchen area. The historic timber finish of the front bar counter, located to the left of the entrance, will not be affected by the proposals and the existing modern countertop will be removed and replaced by a marble countertop. In this bar area, the existing floor finish will be removed and replaced with new Altro flooring. Pendant lighting will replace existing lighting, as shown on the submitted proposed reflected ceiling plan (drawing no. A10), carefully fixed to the ceiling in the same fixings locations as existing so to not damage the existing historic building fabric.

The internal proposals ensure that no new finishes or fixings are applied to the existing original historic structure of the building, with the original historic features of merit on the walls and ceiling all retained and preserved, forming a key part of the overall design.

Internally, the existing Zizzi branded signage on the reception stand and front King Street elevation window will be removed. The existing signage to the eastern elevation will be replaced with 'Pizzeria Da Michele' branded signs. To the rear of the dining space, a new neon text sign will be hung.

Externally, the existing Zizzi branded signage to the entrance and eastern corner will be removed and replaced. To the King Street elevation, above the main entrance, the signage will consist of brass lettering spelling 'Pizzeria da Michele', fixed with brass locator fixing, which will be illuminated from above by the existing trough light. To either side of the main entrance, brass finish circular plaques will display the restaurant logo, replacing existing circular signs. Beneath these, there will be brass finished illuminated menu cases replacing the existing menu cases. On the eastern corner of the building, there will be two external signs. The first comprises a rectangle brass finished panel with 'Pizzeria Da Michele' branding, with the second being a round brass plaque with restaurant logo, both to be fitted in the location of existing signs.

The proposals also include the use of the external pavement area adjoining the restaurant for use as an outdoor seating area. The outdoor seating area will consist of tables and chairs for 28 guests, with unbranded canvas fabric screens and planters made from reclaimed timber. This area will be located in the same location as the former Zizzi outdoor seating area. All the furniture of the outdoor seating area is portable and will be removed from the highway at the end of each day for storage overnight. Submitted drawings PV

001, PV 002 and PV 005 provide further details of the proposed area and furniture. The area will only be used for outdoor seating between 1100 hours and 2300 hours in line with the Manchester Tables and Chairs Guidance Notes.

Assessment

Externals

53 King Street comprises a four-storey building with double attics and basement. As described in the HE List Entry (Number 1291610) mentioned above, the building is of elaborate Baroque style, with chamfered corners and rusticated frontage with round-headed arches in the segmented bays, and cornice and parapet balustrading. Existing shopfront signage includes internally illuminated internal hung branded signs in the window. To the main entrance, the external signage comprises branded menus with circular restaurant logos above, and Zizzi fascia sign overhead. On the south-eastern corner of the building, a rectangular shaped branded sign and rounded logo sign above is present, with internally lit branded signage within the adjacent window.

The proposed external alterations to the front of the building are kept to an absolute minimum, comprising replacement externally illuminated fascia sign (via the existing trough light to be retained), removal of one internally illuminated internal window sign, replacement of one internal internally illuminated LED window sign, two replacement new-branded illuminated menu boxes, three replacement new-branded circular plaque logo signs and one replacement new-branded corner plaque sign. The replacement signage retains the same locations and comprises of a similar design, dimensions and luminance. It is considered that the replacement signage is of high quality and is complementary and respectful to the character and appearance of the listed building and surrounding street scene within the Conservation Area, having regard to its existing context. The replacement signage would have no harm to the significance of this Grade II listed building, the surrounding Conservation Area nor the setting of other nearby heritage assets.

A new outdoor seating area is proposed, with new portable tables, chairs, barriers and planters. This area utilises a similar area to that used by the former occupant of the restaurant, Zizzi, as approved under planning application ref. 122246/FO/2018, albeit with updated furniture. As shown on submitted drawing no. PV 001, the seating area allows adequate space for pedestrian movement along the adjoining pavement in line with the Council's standards set out in the Table and Chairs Guidance Notes mentioned above, allowing in excess of 1.8m wide unobstructed footway. It is considered that the design of the proposed furniture harmonises with the listed building and Conservation Area, with the seating area adding to the character of the area. The proposed hours of use of the outdoor seating area would also accord with the Council's Table and Chairs Guidance Notes and complement the character of the area.

No changes are proposed to the existing historic frontage and upper floors including the existing bays and intricate stonework, preserving the external architectural features that contribute to the significance of the building.

The proposed external alterations have been kept to a minimum and designed to preserve the character and appearance of this Grade II Listed Building and the surrounding Upper King Street Conservation Area. The proposals preserve the notable architectural features

of the external elevation of the building.

The proposals align with Policy CC 9 of the adopted Core Strategy, which requires development in the city centre to preserve or enhance heritage assets. It would accord with Policy EN 3 of the adopted Core Strategy, which encourages development that complements and takes advantage of the distinct historic environment and heritage features, and which supports the Council in preserving or enhancing the historic environment. The external works are minor, simply allowing for the change of branding required, with the introduction of a new restaurant business at the site, reflecting the existing appearance with a few necessary changes to both upgrade and improve the exterior. The proposals show careful consideration of the requirements of Policy EN 1 of the adopted Core Strategy, which expects developments in the City Centre Character Area to consider the City's heritage and contribute positively to the experience of all at street level, with the proposed scale, positioning, design and illumination of the replacement signage considered to have a positive impact on the visual amenity of the building and surrounding area, and with the proposed outdoor seating area adding to the experience of the area and its character. In this regard the proposals would also accord with saved policies DC14, DC15, DC18 and DC19 of the adopted Unitary Development Plan.

The proposed external changes would have no impact on the significance of this Grade II listed building nor the surrounding Conservation Area, as well as the setting of other nearby heritage assets.

Internals

Internally, the listing of the building notes the white marble banking hall, plaster barrel vault to clerks' hall, and mahogany carving by Earp, Hobbs and Miller, which contribute to the significance of the building. The current restaurant unit also contains a number of modern fixtures and fittings.

At all stages of the proposed internal works, care will be taken not to damage the existing historic building fabric. The timber flooring will be replaced with marble tiles which will be more in keeping with the historic materials of the building's interior and would correspondingly complement the character and appearance of the building and its significance. The back bar area will not be fixed to the walls at any point, and the historic timber finish of the front bar counter, located to the left of the entrance, will not be affected by the proposals. The changes to the kitchen are necessary to modernise and improve the food preparation and cooking area, with the replacement marble clad counter in keeping with the historic character and appearance of the building. The overall replacement fixtures and finishes throughout the interior, including the upholstery, furniture veneers, railings, countertops, decorations, lighting and wall cladding all comprise of high-quality design and materials which have been carefully considered in order to be sympathetic to the significance of the building and contributing its character and appearance, whilst allowing for the functioning of its modern use. The internal proposals ensure that no finishes or fixings are applied to the existing original historic structure of the building, with the original historic features of merit on the walls and ceiling all retained and preserved, forming a key part of the overall design.

Overall, it is considered that the overall internal alterations would have no effect on any features of merit and would not harm the significance of this listed building. They will

instead act to preserve the significance heritage asset, and complement its character and appearance, with sympathetic and complimentary materials used. These works comply with policies CC9 and EN 3 of the adopted Core Strategy and saved policies DC15 and DC19 of the adopted Unitary Development Plan; with the proposals suitable and respectful to the existing interior of the listed building, with the changes allowing for the building's longevity in future use.

Conclusions

Overall, the proposed external and internal proposals will renovate the site and stimulate economic growth. The proposed internal changes will preserve and enhance the historic features of merit and will comprise of the high-quality replacement and reuse (with making good) of existing modern finishes, fixtures and fittings, which will not harm the significance of this designated heritage asset. Externally, the proposals are kept to an absolute minimum, comprising of replacement signage of a similar design to existing signage, sensitively designed to preserve the character and appearance of the listed building and surrounding Conservation Area as well as the setting of nearby heritage assets.

The proposals would be in accordance with policies EC 3, CC 1, CC 9, C 1, EN 1 and EN 3 of the adopted Core Strategy and saved policies DC14, DC15, DC18 and DC19 of the adopted Unitary Development Plan, as well as accord with the provisions of national planning policy, legislation and local supplementary planning guidance, including the Manchester Table and Chair Guidance Notes. It is therefore respectfully requested that full planning permission, listed building consent and advertisement consent is granted for these proposals.

I trust that the information submitted is sufficient to enable the applications to be registered and I look forward to receiving confirmation of validation as soon as possible. Should you have any queries or require any further information please do not hesitate to contact me.

Yours faithfully,



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Planner

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Enc.