



Atelier MB
Urban Architects

Design, Access and Heritage Statement
to support a Listed Building Consent Application
and Advertising Consent
for 14 Oxford Road, Manchester

Client:
Z&K Manchester Ltd
May 2021
Job 1922



1.00 Introduction

1.01 Introduction

Atelier MB have been employed by Z&K Manchester Ltd. to submit Planning, Listed Building and Advertisement applications to support the refurbishment for new tenants at 14 Oxford Road Manchester. The unit is situated on the ground and first floors of The Dance House, a Grade II listed building on Oxford Road, Manchester. Built to accommodate upper floor meeting rooms and then used as a cinema until recent times, the building is a good example of Art Deco style design which is quite unique in Manchester. There are several retail units along the ground floor facade of the building all of similar size at the ground floor. Only four of the units have an upper floor and they are situated at opposite sides of the building. This unit has an upper floor over this unit and the neighbouring corner unit (14a). All the retail units have a basement.

1.02 The Dance House.

Formally known as the Regal Twin Cinema the building was built between 1929 and 1930 for the developer Emmanuel Neave. Originally designed as a shopping parade at street level with a rentable hall above, the upper floors were hastily changed into a two screen cinema before even being opened for its intended use. The large windows on the second floor were crudely blacked out, and some internal plan modifications were carried out to increase the fire escape provision from the cinemas. The Architects were Pendleton and Dickenson.

The building was listed in October 2000 and a more full description of the building form and its significance can be found in the actual listing that appears as appendix A. Although the shop front and interiors are briefly mentioned in the Listing, they are noted as being only significant as part of the formal composition of the facade. This is probably because they had little to commend them by the time the listing was in force. However, they remain integral to the success of the composition. We have researched the drawing archives at Manchester City Council and noted that no original drawings describe the shop front treatments. Equally, the oldest photograph



site location plan



Regal Cinema in the early 60s

in the Central Library archive, dating from 1939 has no clear view of the shop fronts – there being too much traffic in the path of the camera. A photograph from the early 60's does show the shop fronts with some detail, but it is not known how original these were.

It is likely that each shop front was designed individually and may not have been part of the architect's brief. In the absence of any further information, this proposal adheres to the Design Framework produced by Makin Architecture in 2008 and submitted to Manchester Planning Department to inform future developments to the building.

1.03 Proposals

The proposal is for works to support a new tenant in the unit. Previously the unit was occupied by Costa Coffee, but following poor trading during the pandemic this unit was closed in October 2020. The incoming tenant is a more intense restaurant offering and requires more extensive kitchens and storage facilities than a coffee shop. With these uses there is also a more intense ventilation and odour suppression requirement. Listed building consent is sought for the proposed minor internal alterations to enable this change. There are no proposals to alter the installed approved glazed shop front or remove any historic fabric from the interior. Briefly the proposed works comprise of:

1. New counters
2. New kitchen units to rear with associated walls to limit the public view of some kitchen activities
3. New extract and intake ventilation ductwork
4. New outdoor units to rear elevation.
5. general redecoration.
6. Basement subdivision.
7. The removal of 2 non-original walls on the ground floor.

2:00 Design statement

2.01 Planning History

Formally, this unit was in use as an A3 unit (Now class E). The unit was refurbished in 2014 for Costa Coffee, to a scheme described in applications 106256/AO/2014/C1, 105517/FO/2014/C1 and 105518/LO/2014/C1. The coffee shop continued to trade until 2020. Internal works were limited to decoration, whilst in that application a new shopfront was installed in accordance with the Design Guide. Prior to this, the unit traded as a bar under the name "Odder Bar". The works to the retail units on this building are subject to the design framework dated December 2008 and issued by Atelier MB. All proposals within this application are considered to be in compliance with this guide.



view looking North prior to 2008 design strategy



view looking North - 2021
At this point most of the units had been upgraded

2.02 Waste Management

Wheelie bins are located on Meashem Mews to the rear of the property. Access to the bins is via the existing rear door. Meashem Mews is a private road in the ownership of the freeholder. Regular collections of the bins are proposed in line with the waste proforma attached to the application. Please refer to drawing GDK-oxf-632-P.18.

2.03 Deliveries

Deliveries to occur twice a week via a 7.5 Tonne truck which. All deliveries will be via the rear Measham Mews which is in the same ownership as the unit with access through the rear door of the unit. This arrangement occurs throughout this block and has been approved in the past. vans will park on the loading bay in Chester Street as described on the delivery plan that forms part of the drawing pack. (GDK-oxf-632-P.18)

2.04 Opening hours

11:00-23:00 Monday - Sunday

2.05 Acoustic Issues

An acoustic report is included with this application.

2.06 Signage

Signage proposals are included with this application, and a separate signage application is also being submitted in tandem. The signage is essentially similar the existing approved signage for Costa, and is considered to be comparable. The existing signage which is adhered to the glazed shopfront is being replaced by a similar solution of appropriate sizing. The projecting sign is also of similar size and design and accords with the design guide.

2.07 Extract and Odours

The incoming tenant will be carefully controlling odour output by way of sophisticated odour management. An odour control risk assessment is included with this application.

2.08 Design Statement Conclusion.

The proposals relate to minor internal and reversible additions to the interior and the rationalisation and revision of some of the rear elevation kit layouts. The principle facade, which is glazed, will not be affected by the works.

3.00 Access Statement

3.01 Approach to Main Entrance

There is currently level access to this unit, and this will be maintained in the new proposals.

The clear opening width of the existing entrance door is 1000mm and this will not be altered.

A fully accessible WC will be provided at entrance level. Please refer to the associated drawings for the location and design of this facility.

4.00 Heritage Statement

4.01 Listing Text

MANCHESTER SJ8497 OXFORD ROAD 698-1/20/11127
Manchester 05-OCT-00 6-14A Dancehouse Theatre,
including nos. 6-14a GV II Also Known As: Regal Twins,
including nos. 6-14a, 6-14A, OXFORD ROAD, Manchester
Former cinema, built 1929-30 by Pendleton and
Dickenson of Manchester for Emmanuel Nove. Faience
clad facade, with stock brick rear elevations, on steel
frame; flat roof with gable ends and flat-pitched sides.
Original plan of two double-height auditoria set over first-
floor restaurant and waiting halls, and ground-floor foyer
and shops. EXTERIOR: Long, four-storey principal facade in
classical style, clad in white faience, the ends curving into
the return walls. The facade is divided into nine bays, filled
with shop units at ground level, except for the central bay
which forms the entrance to the theatre, with a canopy
above to attract attention. At first and second floor levels
the bays are separated by giant pilasters with stylised
yellow faience Ionic capitals. The cornice is ornamented

with miniature arches. Each bay contains six windows. All the bays, excepting the one over the entrance, have subsidiary pilasters on the first floor and consoles on the second floor to support the cornice. The windows over the entrance are separated by giant pilasters surmounted by capitals in the form of lion masks. The third floor is set back behind a balcony, which has a simple metal balustrade in the form of cross-members and verticals. The bay over the entrance rises to form an arched portico, with a volute keystone and a shaped pediment. On the top left corner of this appear the letters EN (for Emmanuel Nove) with the date, 1930, on the top right corner. The metal balustrade also continues across the bottom of the portico. The central pilasters of the quadrant ends have capitals in the form of embellished oval cartouches. The second floor quadrant central windows have faience balustraded balconies. All the windows have six light mullion and transom glazing. The last bay on the returns is treated differently, the furthest half of each being blind and the nearest half of the left hand one only having a window at second floor level. The rear elevation has large horizontal first-floor windows and a scattering of smaller windows to light the main stairwell, hallways and lavatories. Flat roof with gable ends and flat-pitched sides. Art Deco folding metal gates at the entrance to the theatre are not original, but were added in an appropriate style in 1992.

INTERIOR: Foyer retains a little original ceiling decoration, and was refurbished in the Art Deco style in 1992, with wall decoration inspired by that elsewhere in the building. Staircase rises through the centre of the building, with a metal balustrade with rising sun and Greek fret decoration; some of this is original, more has been renewed to the same pattern. At rear an escape stair set around 1930s metal lift cage and lift. The surviving cinema auditorium is at the second and third floor levels and has much fine Art Deco plaster decoration on the walls, a little renewed. This has an undulating profile with attenuated fluted pilasters and broader ones in the form of cascades or of the zig-zag Modern type. Flat barrel ceiling divided into fields with plaster cruciform ventilation grilles. The other cinema auditorium and the first-floor spaces (parts of which were originally a restaurant and waiting halls) have now been converted to offices and rehearsal rooms; while the wall decoration here has gone, the Art Deco cruciform plaster ventilation grilles have survived. The windows and interiors of the shops are not of special interest; the shops' significance is only as part of the formal composition

of the facade. ANALYSIS: The cinema was built as a speculative suite of halls by Emmanuel Nove, who was a housing estate developer. After his project failed, it opened as the Regal Twins (operated by the Manchester Piccadilly Picture Theatre), closing as the Cannon in 1986, to become the Dancehouse Theatre in 1992. The Regal Twins represents an early example of a multiple cinema complex, a type which only became common some forty years later with the decline in film attendances. The exterior is a particularly handsome faience composition. Internally there is much high quality Art Deco plaster decoration to the surviving auditorium, in a surprisingly rich Art Deco idiom rare in Britain. SOURCES: Dennis Sharp, The Picture Palace, London, Hugh Evelyn, 1969, p.211 William Shenton, unpublished gazetteer of Manchester cinemas

4.02 Significant features of the unit

Volume of space and some original covings remain.

Significance - Medium

The space in this unit is characterised by the high volumes and space on the ground floor.

There are no significant features in the basement. The basement has concrete floors, brick walls and features some steel beams supporting the concrete floors. It is believed that the space was designed as a store space to support the retail units.

The timber staircases between first and ground and between ground and basement.

Significance - Medium

These are believed to be original. They are simple, uncomplicated and practical in design terms. These will not be altered.

4.03 Proposals - assessment

New kitchen walls

Impact - Low/medium

To the rear of the ground floor the kitchen is separated from the main area by new walls. In order to reduce the impact of the walls, glazing is incorporated to allow views into the kitchen and reflect the extent of the space. The

walls contain the smells and noise of the cooking from the main space and create a more hygienic environment for food preparation operations.

New disabled WC to ground floor.

Impact - Low

The pod WC has been designed to sit within the space with a maximum height of 3m. The volume of the principle space is maintained and the therefore the impact of this essential addition is lower.

New counters to front area at ground floor

Impact - Low

The proposal for the fixed server counter will have little impact on the significant features of the front space and is easily removable at a later date with no permanent impact on the heritage asset.

Externally mounted plant

Impact low-medium

The new proposed plant is mounted on the rear of the building in a location that is already heavily serviced with outdoor units. The rear elevation is of low quality and the location of this plant has been chosen to have the least impact on the heritage Asset. Old redundant kit is to be carefully removed and the plant mounted represents the very least that is required to adequate and safely service the unit.

Walls and subdivision basement.

Impact- Low

The subdivision of the basement to form various storage and service areas is considered to have a little impact on the unit. It is not clear whether the basements were ever subdivided, but it is likely that they were laid out practically to suit the occupier.. This may well have included partitions as evidence of wall fixings and floor lines denoting walls can be seen in some locations. The partitions will be demountable the space will be fully reversible to open plan for a future use.

Lighting and Mechanical and electrical installation internally

Impact- Low

All lighting and services in the public areas are suspended from the existing ceiling soffit retaining in view all the ceiling features including down-stands, covings and other features.

Suspended ceilings in back of house areas.

Impact- medium

Suspended ceilings are limited and only proposed in the back of house areas which are out of public view. These are considered necessary for matters of hygiene and particularly to contain the extensive M&E kit present in these areas. Again, this is in common with similar units in this building.

5.00 Planning Context

Proposals for works to 14 Oxford Road have been considered within the relevant legislation, policy and guidance.

As a Grade II listed building The Dancehouse is protected by law contained within the Planning (Listed Buildings and Conservation Areas) Act 1990, requiring authorisation of works affecting heritage assets where they affect its character as a building of special architectural or historic interest.

The National Planning Policy Framework (NPPF, updated 2019), provides the policy for heritage assets and the historic environment. The NPPF recognises that sympathetic changes to heritage assets are necessary to ensure their viable ongoing use. Of relevance is NPPF, paragraph 192, which states, 'In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to 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.'

The proposed changes to St Margaret's Chambers will sustain the significance of the property by retaining the ground floor units in viable end use, enhancing their condition and ensuring the property remains viable as an attractive location for tenants. The character of the building will be enhanced by carefully executed new additions.

When considering potential impacts of proposed development on an asset's significance, NPPF states that 'great weight should be given to the asset's conservation.....this is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm'. NPPF, para. 193. and that 'where a development proposal will lead to less than substantial harm...this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use'. NPPF, para. 196.

6.00 Conclusion

The works proposed are minor in nature, fully reversible , in common with other approved schemes in this building and will represent less than significant harm to the unit.

The building will retain its overall plan form and there is no loss of historic fabric.

The proposals are considered to meet the requirements set out in both local and national policy and the level of harm to significance, if any, is deemed to be less than substantial and outweighed by the improvements made.