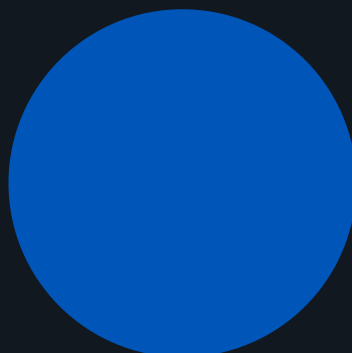
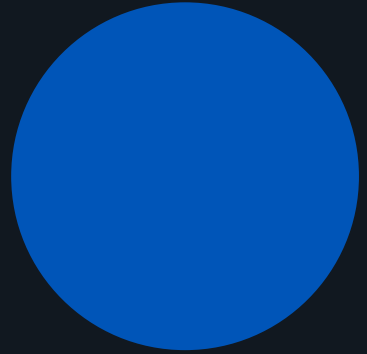
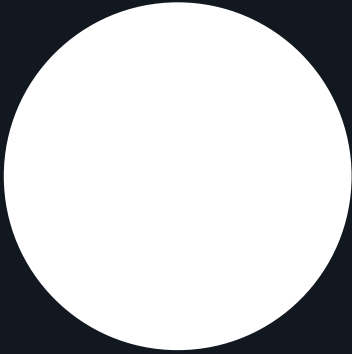




17 Piccadilly, Manchester M1 1LS

Planning, Heritage and Design and Access Statement- Internal
Alterations and Plant

Firstplan Ref: 20220/SH/ta

Date: March 2021

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Appendices

Appendix 1: Photographs of Site

Appendix 2: Historic England Listing Description

Section 1: Introduction

- 1.1 This Planning, Heritage and Design and Access Statement has been prepared on behalf of our client, Five Guys JV Ltd, in support of an application for planning and listed building consent at 17 Piccadilly, Manchester M1 1LS. The proposal seeks internal alterations to the building to allow for Five Guys restaurant fit out and the necessary internal and external plant.
- 1.2 The application site comprises an existing building formerly occupied by the Yorkshire Building Society. The restaurant will be operated by Five Guys, an established burger and fries chain. Five Guys has a very good track record of operating multiple restaurant sites throughout the UK, Europe, and America.
- 1.3 This Statement should be read in conjunction with the plans and documents submitted with the planning application and is structured as follows:
- **Section 2** sets out the background information, including the site and surrounding area description, and relevant planning history;
 - **Section 3** outlines the application proposals;
 - **Section 4** summarises the national and local planning and heritage policy relevant to the application proposals;
 - **Section 5** assesses the application proposals in the context of the relevant planning policies and includes a Heritage Impact Assessment;
 - **Section 6** provides the Design and Access Statement; and
 - **Section 7** provides our conclusions.
- 1.4 Separate planning, listed building consent and advertisement consent applications have been submitted for the shopfront alterations and advertisement associated with Five Guys occupation of the unit.

Section 2: Background Information

a) Site Description

- 2.1 The application site is a five, plus mansard, storey building located on the corner of Oldham Street and Piccadilly within Manchester City Centre. The lower floors of the building were formerly occupied by Yorkshire Building Society with the entrance on the junction of the two roads. The upper floors of the building are understood to be residential flats accessed from a separate entrance on Piccadilly.
- 2.2 In terms of appearance, the ground floor comprises of aged granite cladding, the upper floors consist of sandstone typical to Manchester City Centre. Advertisements for the Yorkshire Building Society comprise of one internally illuminated fascia sign and one externally illuminated projecting sign to each elevation, as well as a non-illuminated logo sign over the door. The interior of the building is relatively modern and has been fit out by the bank. Photographs of the site are attached at Appendix 1.

APPENDIX 1

- 2.3 The property is well served by public transport links by virtue of its city centre location. The Market Street and Piccadilly Gardens tram stops, together with the Piccadilly bus depot, are located close by. A line of bus stops are also located adjacent to the Property on Lever Street. Other city centre tram stops, bus stops and Manchester Piccadilly main line station are all within a short walk.
- 2.4 There are a mix of uses in the surrounding area; predominantly characterised by retail, commercial and residential development. The surrounding properties vary in height and architectural styles. Piccadilly Gardens lies on Piccadilly, a part pedestrianised road, fronting the application site. This part of Piccadilly often has a market throughout the year.
- 2.5 The site is a Grade II Listed Building alongside 1-3 and 5-11 Oldham Street and lies within the Smithfield Conservation Area. A copy of the Historic England listing description is provided at Appendix 2.

APPENDIX 2

b) Planning History

2.6 The planning history available online for the site is set out below:

- Ref: F09809, granted planning permission in December 1978 for “*alterations and new shop front to existing Jewellers Shop*”;
- Ref: 022019 granted planning permission in June 1984 for the “*change of use from shop to a building society office*”;
- Ref: 023072 granted advertisement consent for 2 illuminated double-sided projecting box signs and 2 illuminated fascia name signs in 1984;
- Ref: 036832 granted listed building consent in 1990 for elevational alterations;
- Ref: 041036 granted advertisement consent in April 1992 for an illuminated individual letter name sign;
- Refs: 061448/AO/CITY1/01 and 061449/LO/CITY1/01 allowed for advertisement consent and listed building consent in 2001 for internally illuminated individual letter name signs, projecting signs and fascia sign; and
- Refs: 105657/AO/2014/C2 and 105931/LO/2014/C2 allowed for advertisement consent and listed building consent in July 2014 for the installation of 3no. fascia signs, and 2no. projecting signs.

2.7 As previously mentioned, separate planning, listed building consent and advertisement consent applications have been submitted for Five Guys signage and shopfront alterations.

2.8 A review of the planning history for the wider area has also been undertaken. The most relevant are set out below:

- Planning permission was granted in April 2015 for the “*change of use from A1 - shop to Sui Generis (A3/A5) - restaurant/take away to include the installation of external mounted equipment*” (ref: 107543/FO/2014/C2). This permission allowed for McDonald’s at 11-13 Piccadilly to operate from the premises as well as their associated plant to the rear.
- Planning permission was granted in March 2020 for the installation of supply and extract louvres to Oldham Street and Back Piccadilly elevations and new duct work, flue and condenser at roof level at Morrisons, 19 - 25 Piccadilly Manchester (ref: 125729/FO/2019).

Section 3: Application Proposals

- 3.1 The application proposals seek internal and external alterations to allow Five Guys to operate from the premises. Five Guys is a modern casual restaurant known for their use of fresh ingredients in all cooking and their red and white branding. The red and white chequered tiled interior walls are instantly recognisable as is the brand logo. The first UK Five Guys opened in July 2013 in Covent Garden, since then Five Guys has expanded throughout the UK. Indeed, Five Guys have other sites in Manchester at the Trafford Centre and Manchester University. The application site will be their third restaurant in Manchester.
- 3.2 The application site was formerly occupied by the Yorkshire Building Society; however, the unit is now vacant, and Five Guys intend to operate the premises as a restaurant, bringing it back into economical use, providing local employment, and ensuring an active frontage. No change of use is required as both uses fall under Class E. *Commercial, Business and Service Uses* of the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 which came into force on 1 September 2020. Planning permission is, however, sought for the necessary internal and external plant and associated listed building consent, alongside listed building consent for the internal fit out of the restaurant. Separate applications will follow for shopfront and advertisement works in due course. The relevant works are described below.

a) Internal Alterations

- 3.3 The layout of the restaurant is shown on the floor plans prepared by Blacksheep and submitted with the application. As shown, the ground floor includes the kitchen, cookline and back of house areas including chiller to the northern side of the unit ensuring that customer activities remain on the southern and eastern sides of the building. This arrangement retains an active frontage flanking Piccadilly.
- 3.4 At basement floor, customer toilets are provided alongside additional back of house area including an internal plant room and staff room. An accessible toilet will also be provided at ground floor level.
- 3.5 The interior will be fitted out to Five Guys usual high quality standard and recognisable red and white branding with a mix of loose and fixed furniture, condiment, and drinks both alongside other features typical for a restaurant use.

b) Installation of Plant

- 3.6 In order to operate the premises as a Five Guys restaurant, permission is also sought for the installation of internal and external mechanical plant as detailed on the drawings prepared by Chapman Ventilation and submitted with the application.
- 3.7 The majority of the equipment is placed internally with the plant routes through the building, terminating at the rear. The equipment and ducting will be located on the rear flat roof at first floor level, an area with existing plant, and will therefore be completely concealed from the public realm. This will include 4 no. stacked condensers, 1 no. catering condenser and an extract duct. Significant attenuation and filtration is proposed to all plant to control odour and noise output. The proposal also includes the replacement of one window to the rear return elevation with a louvre to serve the air handling unit. This location has been chosen as its discreet and will have limited impact on the overall building.

Section 4: Policy Context

- 4.1 This section of the report discusses the key planning issues relating to the application proposal in the light of the relevant national, regional and local policies and guidance.
- 4.2 The Manchester Local Plan comprises of the Core Strategy (2012), Proposals Map (2012), Extant Unitary Development Plan (UDP) (1995, saved 2012), Greater Manchester Joint Waste DPD (2012) and Greater Manchester Joint Minerals DPD (2013). The National Planning Policy Framework (NPPF) (2019), and the Planning (Listed Building and Conservation Areas) Act 1990 and other SPGs are also of relevance to the application.
- 4.3 The Manchester Proposals Map designates the site as within the City Centre Primary Shopping Area, City Centre and Smithfield Conservation Area. The site is also a Grade II Listed Building.

a) The Planning (Listed Building and Conservation Areas) Act 1990

- 4.4 Section 66 of the Act requires the Local Planning Authority to *“have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses,”* when considering whether to grant planning permission.
- 4.5 Section 7 of the Act requires the approval of works affecting statutorily listed heritage assets (through Listed Building Consent) where they would affect its character as a building of special architectural or historic interest. As such, it is important to understand the special interest of the listed building and any impacts of the works on its significance, fabric and setting.

b) National Planning Policy Framework (2019)

- 4.6 The National Planning Policy Framework (NPPF) provides overarching planning policy guidance for development across England.
- 4.7 **Paragraph 7** of the NPPF states that:

“The purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable

development can be summarised as meeting the needs of the present without comprising the ability of future generations to meet their own needs.”

- 4.8 **Paragraph 10** sets out that at the heart of the framework is a “*presumption in favour of sustainable development*”. **Paragraph 11** of the NPPF notes that for decision taking sustainable development means approving development proposals that accord with an up-to-date development plan without delay.
- 4.9 **Paragraph 38** sets out that Local Planning Authorities should approach decisions on proposed development in a positive and creative way. It states that decision-makers at every level should seek to approve applications for sustainable development where possible. **Paragraph 47** requires that applications be determined in accordance with the development plan, unless material considerations indicate otherwise.
- 4.10 **Paragraph 192** sets out that when determining applications affecting heritage assets, they should take account of:
- “the desirability of sustaining and enhancing the significance of heritage assets and outing them to viable uses consistent with their conservation;
 - the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
 - the desirability of new development making a positive contribution to local character and distinctiveness”.
- 4.11 **Paragraph 193** states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. **Paragraph 196** states that where a development would lead to less than substantial harm to the significance of a designated heritage asset, the harm should be weighed against the public benefits of the proposal securing its optimum viable use.
- c) **Core Strategy (adopted 2012)**
- 4.12 **Policy SP1** confirms that the regional centre, in which the application site is located, is the focus for economic and commercial development, retail, leisure and cultural activity.

- 4.13 **Policy EC1** seeks to support the City's economic growth. Similarly, Policy EC3 confirms that commercial development will be encouraged in the regional centre. The unit was formerly occupied by the Building Society, as set out in the preceding section of this report, Five Guys will be occupying the unit as a restaurant under Class E. This application simply relates to the fit-out and plant proposals associated with the restaurant use and should therefore be considered acceptable in principle.
- 4.14 **Policy CC9** relates to design and heritage. Development should preserve or enhance heritage assets and ensure complementary function and form. The proposed fit-out of the unit is considered to be complementary to the function and form of the building and wider area.
- 4.15 **Policy C10** requires leisure and evening economy developments to:
- not create an unacceptable impact on neighbouring uses in terms of noise, traffic and disturbance; and
 - support both the day-time and evening/night-time economies.
- 4.16 The proposed development will bring back this part of the building into active viable use throughout the day and night-time. The use will complement the surrounding leisure facilities. It is considered that due to the predominately commercial location of the building the proposed restaurant will not have an impact on the amenity of the surrounding area in terms of noise and disturbance. The restaurant use, by virtue of the provisions of Class E, is already deemed acceptable.
- 4.17 **Policy EN1** sets out that all development in Manchester should have regard to the strategic character area in which the development is located. This policy requires development within the city centre to consider the City's heritage and enhance the existing street scene. The site lies within a host building which includes a mix of uses; no significant alterations are proposed to the exterior of the building. As such, it is considered that the development maintains the 'as approved' appearance of the building, which reflects its historical nature. There is thus no conflict with the policy.
- 4.18 **Policy EN3** includes the policies for heritage assets. Development should preserve or enhance the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance. Proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.

d) Extant UDP (adopted 1995, saved 2012)

- 4.19 **Policy DC10.1** mirrors policy C10 of the Core Strategy. Food and drink uses should not have an impact on the surrounding amenities, and access should be ensured for all.
- 4.20 **Policy DC18.1** relates to conservation areas. Development should pay regard to the existing character of the conservation area and seek to preserve or enhance the setting.
- 4.21 **Policy DC19.1** sets out that development to listed buildings should not have an adverse impact on the special architectural or historic interest in the building.
- 4.22 **Policy DC26.1** requires noise generating development to be sited in appropriate locations and limit the impact on noise to the surrounding area.
- 4.23 **Policy DC26.5** demonstrates that high levels of noise insulation may be required in new developments.

e) Smithfield Conservation Area

- 4.24 The Manchester City Council website includes background information on each conservation area within the city. The section for Smithfield Conservation Area also provides advice on the Council's approach to preservation and enhancement. The conservation area lies on the north-eastern edge of Manchester City Centre and was designated in 1987.
- 4.25 The online information states that:

"Since its establishment in 1821, Smithfield has been known as the centre for Manchester's food markets, where fruit, vegetables, meat and fish have been sold on both a wholesale and retail scale. At its peak around the turn of the century, it was probably the largest market complex in Britain, occupying seven acres.

None of the remaining market buildings is now used for its original purpose, and the wholesale trade has moved into new accommodation away from the city centre, the last to relocate being fruit and vegetables in 1974. Initially the range of goods sold was much greater, including birds and other livestock, which may be the precursors of the present day pet shops in Tib Street.

The market rights for the whole city were purchased by the corporation from the Lord of the Manor, Sir Oswald Mosley, in 1845, and the building of the large covered market was commenced in 1854.

...

The most recent major development in Smithfield is the housing which occupies part of the covered market site, and the conversion of part of the retail fish market into a Craft Village. Both projects were carried out by the City Council."

4.26 In terms of improvement and enhancements, the available information confirms that:

- the larger and smaller buildings within the conservation area exhibit a great variety in style, but also a common unity which designers of new and refurbished buildings should acknowledge. However, superficial copies of historic buildings do not make a positive contribution to the historic character of the area. Each building should have a vitality of its own;
- Although there is great variety in building materials used in Smithfield, such as brick, stone and stucco, brick with stone dressings predominates. These solid, traditional materials should be used in preference to large expanses of cladding, concrete and glass
- The corner emphasis characteristic of Manchester buildings is evident in Smithfield, and its use in new developments will therefore be encouraged.
- Signs and canopies should be carefully designed so as not to compete with or cancel the architectural details of buildings.

4.27 Finally, the information online confirms that development in the conservation is aimed at encouraging development and activity which enhances the prosperity of the area, whilst paying attention to its special architectural and visual qualities.

Section 5: Planning and Heritage Considerations

5.1 The following section provides an assessment of the proposed development in the context of current planning policy as detailed in Section 4. It is considered that the key planning issues relevant to this application are as follows:

- Design and heritage considerations; and
- Impact on the surrounding amenity.

5.2 These matters, and any others, are considered in turn below.

a) Impact on Heritage Assets

i) Designations

5.3 The application site is a Grade II Listed Building, alongside nos. 1-3 and 5-11 Oldham Street. The building was listed on 20 June 1988 and is described as follows (List Entry Number: 1271118):

“Includes: Nos.5 TO 11 OLDHAM STREET. Includes: Nos.1 TO 3 OLDHAM STREET. Offices. 1881, by Royle and Bennett; altered. Probably iron-framed, with cladding of sandstone ashlar, slate roof. Trapeziform plan on corner site. Eclectic style with some Gothic features. Five storeys and attic, 3 bays to Piccadilly, plus a narrow canted corner, 4 wide bays to Oldham Street. Ground floor altered. Chamfered piers to most upper floors, panelled friezes between 1st and 2nd floors, stylised Lombard friezes over 2nd floor, bracketed cornice over 3rd floor, ramped parapets over 4th floor, steeply-pitched roof with gable dormers; square corner oriel tiered above 1st floor and finished as a small turret with slated spirelet. Each floor has full-width multiple-light windows in each bay (4, 2 and 3 lights to the front, 4, 4, 2+2 and 2+2 in the return side to Oldham Street), those at 1st and 4th floors with square-headed lights, those at 2nd floor with arched lights, and those at 3rd floor with recessed trefoil-headed lights in arcades of 2-centred arches which have polished granite shafts with stiff-leaf capitals; all these windows sashed without glazing bars. Multiple-flue chimney stacks. Interior not inspected.”

5.4 The site is also situated within the Smithfield Conservation Area.

ii) Statement of Significance

5.5 As previously mentioned, the application site is a Grade II listed building. The site also forms part of a group with the adjacent properties. There are a number of neighbouring buildings in the surrounding area which are also statutory listed; the nature of the proposals, which only relates to internal alterations and external plant with no public/street views, mean that the development will not have any material impact on any of the surrounding listed buildings and the heritage significance in relation to the surrounding properties is not therefore considered further.

5.6 In order to assess the significance of the asset, regard has been paid to the advice in the NPPF and the document Conservation Principles, Policies and Guidance. This advises that the following should be considered:

- **Evidential value:** the potential of a place to yield evidence about past human activity.
- **Historical value:** the ways in which past people, events and aspects of life can be connected through a place to the present – it tends to be illustrative or associative.
- **Aesthetic value:** the ways in which people draw sensory and intellectual stimulation from a place.
- **Communal value:** the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.

5.7 The site lies within the Smithfield Conservation Area, but as the proposals are limited in extent and positioned in such a way so as to ensure that the changes will not have a material impact on the conservation area setting. Nevertheless, from a review of the information available on the conservation area online, it appears that the special interest lies within the varied buildings, both large and small and the use of materials. These elements contribute to the City.

5.8 The above-mentioned values are considered to play a part in the significance of the whole of the listed building as follows:

- **Evidential value:** Evidential Value is generally relevant to archaeological assets or premises where physical fabric provides a unique record of a specific process. The application site was built in the 19th century and but has been subject to a number of alterations since it was built. Not only is this stated within the listing description, but it is also evident in the photos provided of the site which

demonstrate that the interior is fit out in a manner typical of a modern day bank/building society. This is likely to have removed evidence of constructional methods pre-dating the 19th Century.

- **Historical value:** The site has Historical Value owing to the link with the architects. It is understood that the building was designed by the original partners, Robert Isaac Bennett, and William Alfred Royle whose work is known locally to the wider Manchester area.
- **Aesthetic value:** The principal heritage significance of the building resides in its external appearance. The external appearance of the building remains particularly on upper floor levels where decorative features still exist. Past alteration internally has diminished the contribution of these elements on the floors relevant to the application, thus reducing the significance of the listed building in these locations.
- **Communal value:** the property is not known to be associated with any significant historical figures. However, historic shops tend to retain limited levels of collective social value due to their popular and frequent use by local residents.

iii) Impact Assessment

- 5.9 The proposed works are confined to the interior and rear of the building. Internally, the building has been heavily altered and almost entirely stripped out. As shown in the photographs submitted with this statement the interior of the building has little/ no remaining architectural features of interest at ground and basement floor. These parts of the building have been fitted for a building society; the last occupant of the unit. As such, it is considered that the internal alterations proposed which seek to replace modern fixtures, finishes and partitions in order to suit Five Guys requirements should be considered appropriate. There will be no adverse impact in respect of the alterations to the interior of the unit.
- 5.10 The proposed plant scheme has been carefully considered to ensure it will not adversely impact the significance of the listed building. The final chosen area is the rear of the site which is largely utilitarian in nature and houses much external plant and other equipment. Further this area is discreet with limited public views. Similarly, the air intake louvre is located within a window in the side return; this is entirely reversible and will not adversely impact on the heritage asset.
- 5.11 Underlying the above, is the key principle for the application – which is to facilitate a commercial restaurant use in the existing vacant building. The required changes are respectful and mindful of the historic significance of the asset. Furthermore, this is achieved via reversible alterations, which do not affect the structural integrity of the property.

5.12 Overall, these works will contribute to an attractive and pleasant environment for customers. The proposal will facilitate the immediate reoccupation of the premises by a reputable operator therefore ensuring that it does not sit empty and can be put to a viable use in accordance with policy in the NPPF. There will be negligible impact on the significance of the listed building. This has the added benefit of ensuring that the unit continues to make a positive contribution to the vibrancy, character, and appearance of the wider Smithfield Conservation Area. The application therefore is considered to comply with Policies Policy CC9, EN3, DC18.1 and DC19.1.

b) Impact on Surrounding Amenities

5.13 Considerations relating to the impact on the surrounding amenities relate to noise concerns from the plant and potentially odour.

5.14 In this regard, a Noise Impact Assessment (prepared by Noise Solution Limited) has been submitted with the application. This concludes that: *“The results of the assessment demonstrate that cumulative noise levels at the most affected noise sensitive windows will comply with the noise criteria, inclusive of suitable atmospheric-sided attenuators to the ventilation fans.”* The proposal should be considered acceptable on this basis.

5.15 With regard to odour management, Five Guys has a successful bespoke extraction system which has been designed to meet the demands of Five Guys kitchen with the filtration, grease and odour control contained within. Full details are provided within the enclosed kitchen extract plans and technical specification sheets, prepared by the Applicant’s HVAC consultants, Chapman Ventilation.

5.16 The kitchen extract system will draw cookline air into the extraction system where it will be put through a number of high-quality commercial filters prior to discharge through the proposed louvres to the rear flat roof level. These filters will be cleaned regularly to ensure the performance of the systems remains. Due to the nature and performance of the filtration proposed, which Five Guys have tried and tested across their portfolio, clean air emanating from the cooking process will be dispersed directly into the atmosphere and will not result in any issues with regard to odour. As such, it is considered that the same scheme here will ensure that there is no adverse impact from odours on the adjacent amenities of the nearby residential dwellings or indeed the wider area.

5.17 On the above basis, the proposal is considered to comply with Policies C10, Policy DC10.1 and DC26.1.

Section 6: Design and Access Statement

a) Use

- 6.1 The application site was last used by Yorkshire Building Society (Class E use). The application proposals seek the necessary internal alterations and plant associated with the proposed use of the premises as a restaurant. Restaurant uses also now fall within Class E and therefore no material change of use will result through the application proposals. As such, no further consideration of the proposed use is required, save for those matters already identified above.

b) Scale and Amount

- 6.2 The proposed works are needed in order to provide a high-quality restaurant and fit out the currently vacant space. The amount of work proposed is typical of a new restaurant fit out.
- 6.3 The proposed plant is typical in scale and amount to service a restaurant of this size. In order to facilitate the restaurant use, necessary restaurant plant will need to be placed both internally and to the rear of the site. The number of changes proposed is of suitable scale to ensure the active use of the premises by a commercial restaurant operator and will facilitate in ensuring the long-term occupation of the premises.
- 6.4 There will be no alteration to the bulk or massing of the property as a result of the proposals.

c) Layout and Appearance

- 6.5 The restaurant has been laid out in a typical manner, with back of house space to the rear and customer seating and active uses to the front. This is considered appropriate to retain an active frontage on Piccadilly.
- 6.6 Further back of house and toilet areas are proposed at basement level where here there is again no active frontage.
- 6.7 The rear layout of the site will largely remain as existing. This area comprises of plant already and the scheme will not result in a significant difference to this. The plant layout is detailed on the drawings submitted with the application prepared by Chapman Ventilation.

6.8 In terms of its appearance the restaurant will be fit to a high quality. It is considered that the combined works will refresh, upgrade and enhance the building's internal and external appearance, and will provide a brighter, more functional and attractive internal space. The works include general making good and redecorating of the interior and changes to the wall, ceiling and floor finishes. A mixture of fixed and loose furniture and equipment is also proposed. These will mirror Five Guys recognisable red and white branding. Future submission(s) will deal with external changes and advertisements to the frontage in due course.

d) Landscaping and Access

6.9 There are no proposed changes to landscaping as part of this application.

6.10 There are no proposed alterations to the existing customer access at the building. Access to the internal plant will be through the restaurant. Access to the rear plant area will be through the restaurant as existing and this area will be accessible for servicing only.

Section 7: Conclusions

- 7.1 This statement is submitted in support of a planning and listed building consent application for the proposed fit out, including installation of plant to the rear, at 17 Piccadilly to facilitate occupation by Five Guys.
- 7.2 This statement has demonstrated the following:
- The interior of the unit is fairly modern with little/ no remaining interest. The proposal will remove modern interventions and replace with high quality fit out for the restaurant operator ensuring no adverse impact on the significance of the listed building;
 - The necessary plant has demonstrated that there will be no adverse impact on existing amenity as a result of the cooking process and operation of the Five Guys restaurant. This includes a comprehensive odour and grease control system, which has been successfully used elsewhere, together with necessary heating, cooling and ventilation plant. This is all provided and can be operated without a detrimental impact on noise or odour levels;
 - The external alterations proposed comprising the installation of plant and replacement of no. window with a louvre, will be discreetly located on the rear elevation of the building with restricted views from Piccadilly. Overall, the alterations proposed are considered minor in nature and will not have an adverse impact on the Smithfield Conservation Area nor the host listed building;
 - The proposals are wholly consistent with Manchester city Council policy guidelines and aspirations for the city centre by ensuring the vacant unit is brought into active and viable use; and
 - The proposal is acceptable in principle and local planning policy puts specific emphasis on the importance of putting heritage assets to viable uses.
- 7.3 The applicant will invest a significant sum of money in refurbishing and upgrading this listed building, making a long-term commitment to the area and creating a significant number of new full and part time jobs for local people. The proposals will result in an attractive day and evening use within this busy city centre location without detriment to the amenity of residents, surrounding uses or the designated heritage assets.
- 7.4 It is therefore considered that the proposals are consistent with national and local policies and should be supported.

Appendix 1

Appendix 1

Supporting Photographs

External Views



Exisiting Front Elevation



Exisiting Front Elevation



View of existing shopfront finish



View of Olham Street Elevation



Existing Signage on Oldham Street Elevation



Existing Signage on Piccadilly elevation

Ground Floor Existing Images



Basement Existing Images



Appendix 2

Appendix 2

Historic England Listing 15 and 17 Piccadilly/5-11 Oldham Street/1-3 Oldham Street

Overview

Heritage Category: Listed Building

Grade: II

List Entry Number: 1271118

Date first listed: 20-Jun-1988

Statutory Address: 1-3, OLDHAM STREET

Statutory Address: 15 AND 17, PICCADILLY

Statutory Address: 5-11, OLDHAM STREET

Map



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Location

Statutory Address: 1-3, OLDHAM STREET

Statutory Address: 15 AND 17, PICCADILLY

Statutory Address: 5-11, OLDHAM STREET

The building or site itself may lie within the boundary of more than one authority.

District: Manchester (Metropolitan Authority)

Parish: Non Civil Parish

National Grid Reference: SJ8437098358

Details

MANCHESTER

SJ8498SW PICCADILLY 698-1/28/282 (North side) 20/06/88 Nos.15 AND 17

GV II

Includes: Nos.5 TO 11 OLDHAM STREET. Includes: Nos.1 TO 3 OLDHAM STREET. Offices. 1881, by Royle and Bennett; altered. Probably iron-framed, with cladding of sandstone ashlar, slate roof. Trapeziform plan on corner site. Eclectic style with some Gothic features. Five storeys and attic, 3 bays to Piccadilly, plus a narrow canted corner, 4 wide bays to Oldham Street. Ground floor altered. Chamfered piers to most upper floors, panelled friezes between 1st and 2nd floors, stylised Lombard friezes over 2nd floor, bracketed cornice over 3rd floor, ramped parapets over 4th floor, steeply-pitched roof with gable dormers; square corner oriel tiered above 1st floor and finished as a small turret with slated spirelet. Each floor has full-width multiple-light windows in each bay (4, 2 and 3 lights to the front, 4, 4, 2+2 and 2+2 in the return side to Oldham Street), those at 1st and 4th floors with square-headed lights, those at 2nd floor with arched lights, and those at 3rd floor with recessed trefoil-headed lights in arcades of 2-centred arches which have polished granite shafts with stiff-leaf capitals; all these windows sashed without glazing bars. Multiple-flue chimney stacks. Interior not inspected.

Listing NGR: SJ8437098358

Legacy

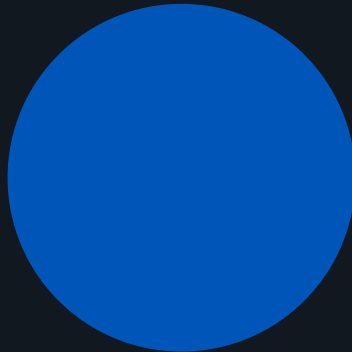
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Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



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