

FISH ASSOCIATES

architects & designers

DESIGN & ACCESS STATEMENT

Restoration and conservation of existing retail unit and adaptations in connection with Change of Use to Class E(b), and Change of Use from Cobblers, Sui Generis, to A1 & A3 uses.

Unit corner of 59-61 George Leigh St, Victoria Square, Manchester

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Contents

1 0	Introduction
2 0	Scope
3 0	Site Context
4 0	Local Planning Policy
5 0	Planning Context
6 0	Pre-Application Consultation
7 0	Design Principles and Proposals
8 0	Access Statement & Car Parking Provision
9 0	Summary

DESIGN & ACCESS STATEMENT

1.0 INTRODUCTION

- 1.1** This Design & Access Statement has been developed in support of a full planning application for the restoration / conservation of the existing vacant unit as part of the Grade II Listed Victoria Square building – 59-61 George Leigh St, to a bespoke wine and food offering called Gob
- 1.2** The proposal is to provide a conservation solution to recover the current poor condition of the vacant unit and with sensitive conservation and adaptations, make the property fit for a bistro offering with Planning Class E(b)
- 1.3** This Statement sets out the design principles to be adopted in the scheme together with an assessment of the site in its local context
- 1.4** This Design & Access Statement forms part of a set of documents which support the Planning Application & Listed Building Consent and should be read in conjunction with the Heritage Statement by C J O’Flaherty MRICS, MSc, architect’s drawings 933 PL 01 – 05 inclusive, and Heritage Survey – Features of Significance
- 1.5** This application seeks to promote a scheme that satisfies current national and local planning policies and Design Best Practice guidance and general guidelines set out in Historic England publications “Informed Conservation” and “Conservation Principles, Policies & Guidance” and in particular responds to heritage policies outlines in Chapter 16 of the NPPF 2019, Historic England Publications ‘Historic Environment Good Practice Advice in Planning Note 2’ and ‘Historic Environment Good Practice Advice in Planning Note 3’ (also known as GPA2 and GPA3, 2015)

2.0 SCOPE

- 2.1** This Design & Access Statement has been prepared in accordance with the CABE Guide “Design & Access Statements – How to Write, Read and Use Them”, and Circular 01/06 “Guidance on Changes to the Development Control System” In addition, it is in accordance with the guidance prepared by the local planning authority and responds to the recommended templates put forward in these documents
- 2.2** In doing so, it explains and justifies the design and access proposals It also demonstrates that an integrated approach to the extension of the existing buildings and site has been taken and that the design and access issues have been carefully considered

- 2.3** This document should be read in conjunction with all other documents that form the planning application – i.e. Heritage Statement, Noise Impact Report and Architect's drawings 933 PL 01 – 05 inclusive

3.0 SITE CONTEXT

This section looks at the site and its context with the surrounding development and the local area. It aims to identify local characteristics both in terms of construction styles and layout that may influence the proposed layout and building style.

3.1 Wider Context

3.1.1 Victoria Square dates from the late C19th and comprises an entire block laid out in quadrangle form with five floors of apartments surrounding a central courtyard in the centre of Ancoats.

3.2 Local Context

3.2.1 The unit lies at the corner of George Leigh Street and Sherratt St and is part of the Victoria Square tenement block situated in Ancoats. The vacant unit considered in this statement has been unused for 15 years and is one of the former and original commercial units, having previously been a cobblers.

3.2.2 The site lies within the Ancoats Conservation Area.

3.2.3 The site does not lie within a flood zone.

3.3 Character Summary

3.3.1 Victoria Square has distinctive red brick elevations with terracotta and stone dressings, and these are prevalent on the corner unit of 59-61 George Leigh St, with neo-Greek pilaster and capital mouldings surrounding the timber shop windows. All external timber windows are still in place and the original door is still retained although missing some transoms. All glass to the shop windows has been replaced previously by modern "Armalite" security screens. Whilst there is a rich architectural heritage on the exterior, internally there are few notable features retained with only the cast iron fluted columns, steps & balustrade to basement and quadrangle, and wood block floor having survived.

4.0 LOCAL PLANNING POLICY

- 4.1** Manchester Core Strategy CC9 and EN3 Development Plan Document adopted 11 July 2012
- 4.2** National Planning Policy Framework (NPPF) 2019 – Chapter 16 – will also be relevant to the planning consideration of the property

5.0 PLANNING CONTEXT

- 5.1** The area of the existing unit is
- | | |
|--------------|-----------------|
| Ground floor | 51.4 sqm |
| Basement | <u>51.4 sqm</u> |
| TOTAL | 102.8 SQM |

6.0 PRE-APPLICATION CONSULTATION

- 6.1** Prior to the submission of this application for Listed Building Consent we have had a pre-application advice meeting on 13th March 2020 with Planning Officers Jennifer Atkinson and Eve Woolstencroft

7.0 DESIGN PRINCIPLES AND PROPOSALS

7.1 Design Concept

7.1.1 It is the intention of Fish Associates and the client James Spalding to undertake the minimum interventions to establish the bespoke food and wine offering, Gob, whilst retaining all existing features

7.2 Amount and Type of Development

7.2.1 The proposal is to provide a bar and seating area, wine display and shop on the ground floor, with removable exterior seating, served by a kitchen and toilets sited in the basement

7.3 Height, Massing and Scale of Development

7.3.1 The proposal sits within the existing floor plans

7.4 Appearance and Materials

7.4.1 The design seeks to sympathetically conserve and restore the unit into 'Gob', a bespoke food and wine offering by

- Restoration / conservation of the existing timber shop windows
- Restoration / conservation of the major missing terracotta / faience features
- Retention of the following existing features -
 - * Woodblock floor
 - * Cast iron columns
 - * Raised bench display to windows
- Introduction of new retractable awnings to both street elevations as original photographs

8.0 ACCESS STATEMENT & CAR PARKING PROVISION

8.1 Statement of Intent

It is the intention of our client to fully comply with current regulations and best practise. Our client aims to make all areas of the development as accessible as possible in line with local planning policy and the obligation imposed upon them and further occupants under the Disability Discrimination Act

8.2 Guidance and Legislation

The design of the scheme with regard to access has been developed with reference to Part B (Fire Safety), Part K (Protection from Collision, Impact and Falling) and Part M (Access and Use of Buildings) of the approved documents along with reference to the Disability Discrimination Act

8.3 Specification Access Issues with the Proposals

The following features will ensure the buildings are wholly wheelchair and scooter accessible -

- Entrance doors will be provided with door openings that fulfil current requirements for clear opening dimensions,

- The approach into the premises is to be in accordance with Part M of the Building Regulations

NB Due to the existing fabric of the building and the basement being the only reasonable location for toilets, and by retention of the existing staircase, there is no disabled access capable to the basement, therefore there is no accessible toilet

8.4 Car Parking Provision

8.4.1 There is no car parking provision with limited car parking on metered street spaces

9.0 SUMMARY

9.1 The scheme to restore the vacant unit in Grade II Victoria Square can be demonstrated to show this high quality and well-thought-out design -

- Restores the unit into a viable Class E(b) business without any detriment to the existing important historical elements
- All materials used are either sympathetic to the existing or modern, to enable the existing fabric to be retained and highlighted, as shown on the architect's drawings
- All interventions i.e. introduction of double glazing and sound attenuation to walls and ceiling are justified and proportionate as detailed in the acoustic report
- The application seeks to also undertake conservation measures to protect and enhance the existing building as part of the works to create a new vibrant wine and food offering called 'Gob'

Therefore, it is our assertion that the application is well designed and considered, with pre-application consultation and along with the Heritage Statement it can be concluded the proposals should be supported