

Design & Access Statement & Heritage Statement Issue 2

56 Faulkner Street, Manchester M1 4FH



Introduction

Background

This Design Access Statement has been prepared in accordance with the planning application process outlined set out in Paragraph: 032 Reference ID: 14-032-20140306 of the National Planning Practice Guidance

The statement provides an analysis and narrative of the proposals and is in line with guidance produced by CABE entitled Design and Access Statements; how to write, read, and use them.

This Design & Access Statement has been prepared on behalf of One Square Design to accompany the Listed building consent application for minor refurbishment works to 56 Faulkner Street, Manchester.

Purpose and Scope

The purpose of the Design & Access Statement is to explain how design and access principles, together with development requirements have shaped the scheme proposals. Prepared in stages, this Statement sets out the design process and baseline assessment of the site and surroundings in physical, historical, social, economic, and planning policy terms. It reviews the design principles derived to guide the proposed development and addresses issues of use, amount, layout, scale, landscaping, appearance and access of the proposals.

1. Application Details

1.1. Application Type

Full planning application for Listed Building Consent

1.2. Location of Proposed Development

56 Faulkner Street
Manchester
M1 4FH

1.3. Development

1st floor and 2nd floor of premises
Currently restaurant use. Application for minor internal alterations

1.4. Statement Preparation Date

March 2020

1.6. Applicant

Big Foodie Manchester Limited
Apartment 153
41 Essex Street
Birmingham
B5 4TU

1.7. Agent

One Square Design
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2. Site Context

The subject building is Grade II listed and located in the heart of the city centre in the China town district. This proposal relates to Level 1 + 2 of this building, which is currently in use as a restaurant. The ground floor is currently under a separate demise and operate as a restaurant. The basement is also under a separate demise and operate as a restaurant. The surrounding area is predominantly commercial use due to the central location.

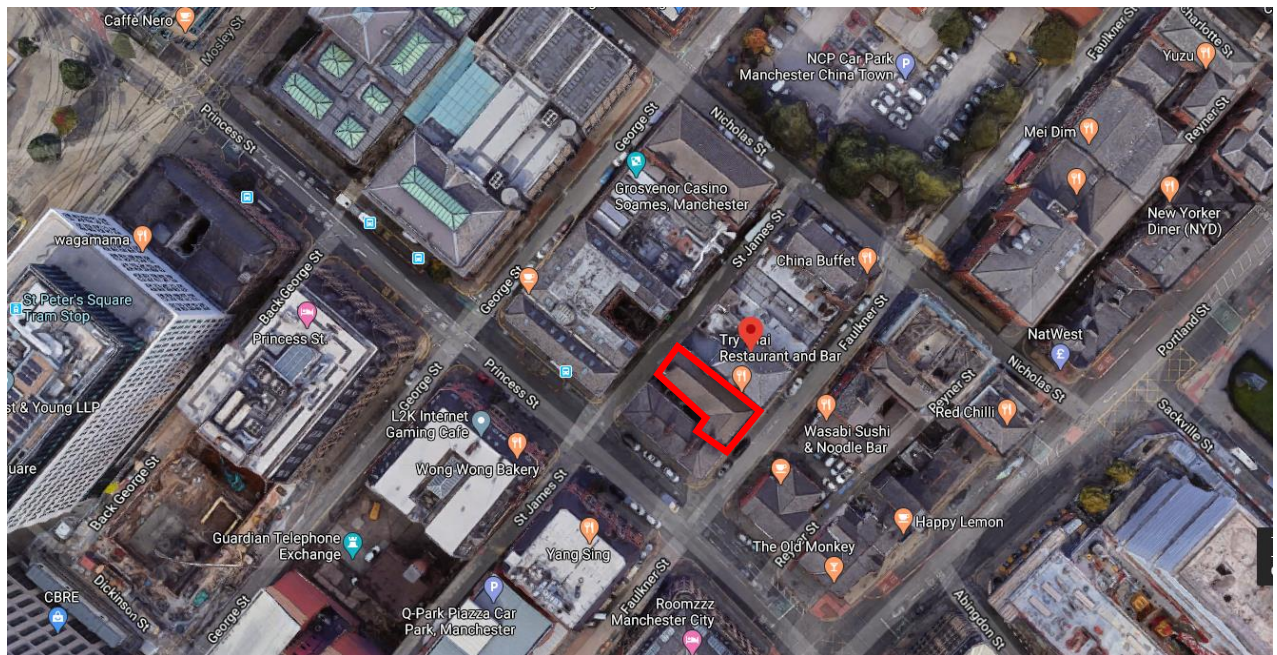
Physical Context

The application site of 56 Faulkner Street is in the heart of the vibrant Chinatown diagonally opposite the Chinese arch.

The site is bounded by Faulkner Street and Princess Street along its main frontages and by a narrower road called St James Street at the rear. The building is built to the back edge of pavement or road on these frontages. The entrance to the building is on Faulkner Street.

On the South the building adjoins onto 91 Princess Street and to the North adjoins onto 54 Faulkner Street. The building steps back at the rear to form a narrow alley between it and the adjacent property which is accessed off St James Street.

The property is shown in context in the location plan and aerial view below:-





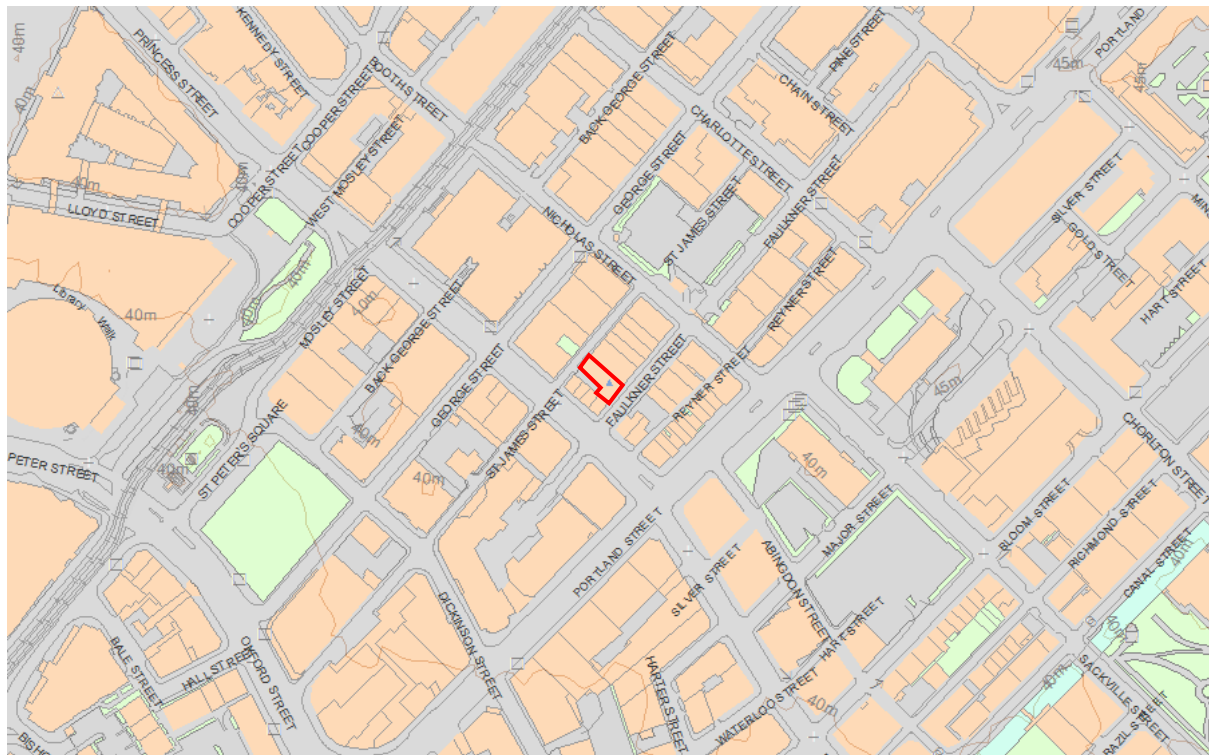
3. Listed Building

Heritage Category:	Listed Building
Grade:	II
List Entry Number:	1200832
Date first listed:	06-Jun-1994
Statutory Address:	56, FAULKNER STREET
District:	Manchester (Metropolitan Authority)
National Grid Reference:	SJ 84135 97952

Details:

Textile warehouse, now restaurant. Said to be 1868, by J. Feer; altered. Red brick in Flemish bond with same sandstone dressings, slate roof.

L-plan formed by range parallel to street with long rear wing. Basement and three storeys, four bays (the first wider and slightly set back), with sandstone plinth, brick pilasters to ground floor and upper floors (except the first bay), moulded cornices over ground and second floors. The ground floor has segmental-headed openings with keystones, the doorway to the left, the 1st window altered as a doorway, and the others sashed; the upper floors have narrow coupled segmental-headed sashed windows (and between the first and second bays a large vertical projecting sign lettered "FUNG SING"). Rear and interior not inspected. Part of a significant group of buildings. Included for group value.



4. Character of the building

4.1 Externally

Three storey mid premises with similar building to left and right. The building has a sandstone plinth up to ground floor level and red brick upper with brick pilasters to ground floor and upper floors, moulded sandstone cornices over ground and second floors. The ground floor has segmental-headed openings with keystone to the entrance door. The upper floor windows are recessed back into the wall with deep recess within the brickwork and brick arched heads. Windows are timber painted white.

The premise is within a complex mix of other tenanted premises with other businesses in the basement and ground floor. Over the years when these businesses have developed the external elevation of the building have been reflected with the fixing of various design and size for signage. These works will have been carried out prior to the building being listed.

Any proposed external work will not affect the external brickwork, stonework, windows and roof.

Only new sign with new business name (to Local Authority approval) will altered to the exterior of the building.

Improvements to the external as a result of the alterations: -

1/ The 1st floor left window (viewed from outside) have been blocked internally with a stud partition wall. The will be removed internally and the window will be cleaned internally and inspected if any making good is required and will featured back into the building.

2/ Horizontal timber slatted panel have been built in front of the entrance door at high level forming part of the signage. This have concealed the fixed glass pane above the entrance and the sandstone headed centre stone. The proposal for the new sign will removed this panel and reveal all this original feature and will improved the overall appearance of the entrance.

4.2 Internally

Internally each floor benefit from the original height ceilings, plastered and painted walls and the timber painted windows.

As the building have been sub divided into separate tenants over the years (prior the building being listed) many building services (electrical and mechanical) circulate vertically and horizontally to service the different tenants, therefore some services from other tenants have passed though this unit and these

Improvement to the internal as a result of the alterations.

1/ Partition blocked up window will be removed and original window will be revealed

2/ Plasterboard ceiling taken down to reveal the original ceiling height. Original ceiling is plastered and painted, this will be inspected and made good where required. Bulkhead ceiling around perimeter of the restaurant will need to be built to conceal the service distribution and any services passing through from other tenant spaces

3/ Internal face of front elevation is the original plaster with painted finish, this will be inspected and made good to ensure this feature of maintained.

4/ Original timber windows. These will be carefully cleaned and inspected and made good where required to the original feature

5. Design

5.1 Use

The proposal is for minor refurbishment of an existing former warehouse building which was converted to restaurant in the late 1980's / early 1990's and was last modified by the former tenants who occupied the building from 2006.

The design was based upon leaving majority of the restaurant arrangement and layout as existing and to incorporate these into the new design. These can be classified into the following areas

Kitchen - location arrangement to remain as existing.

The kitchen cooking equipment and other kitchen equipment will be replaced with new equipment.

The mechanical extract system will be inspected and serviced prior to commissioning. Any replacement will be to any damaged parts which require attention

Restaurant Area – location and arrangement to remain as existing

The restaurant area to the first and 2nd floor is to remain with the same space and new table and chairs will be installed to meet the new design. The existing suspended plasterboard ceiling is suspended from the original ceiling. The proposed alterations do not affect the construction of the ceiling and will only involve the ceiling repainted in new colour scheme to meet the new design.

Existing walls will not be affected structurally. Walls will be repainted, or new wallpaper applied to fulfil the new design aspirations.

The floor will be a new ceramic tiled floor laid onto new plywood deck.

Bar Area – the arrangement is to remain as existing

Only fixture and fittings will be replaced and upgraded to the new design aspirations.

Existing water and drainage services will remain unaffected.

WC Area – the arrangement is to remain as existing.

The external of the premises affected will be limited to only the new signage arrangement and type for the new business.

All external window and doors will remain unaffected and unchanged. The new alteration will not affect these areas

5.2 Access

Access to the building will remain the same, through the main entrance door on Faulkner street and directly up the stairway. Access to the top level is gained by an internal stairwell within the building at the landing level of the first floor. No alterations are to be made to the

existing layout. As the building is grade 2 listed and applicant is constrained to minimal internal alterations.

Full disabled access cannot be achieved so we have implemented measures to make the building accessible for ambulant disabled. Handrail to either side of the entrance door compliant with Approved Document Part M and also nosing to the external and internal steps also compliant.

5.3 Amount

No additions to the building are to be made.

5.4 Appearance

The existing building will be unchanged in any way. The front elevation will remain the same with existing signage to remain in the same location.

5.5 Layout

No changes to the existing layout are to be made.

The proposal is to re-use the existing layout for the new restaurant utilising both the first and second floor. The kitchen and toilet area will remain in the same location.

5.6 Scale

N/a. No additions to the building are being made.

5.7 Structural Assessment

The premises are in a mid-terraced row of buildings and is of solid brick and blockwork construction with traditional timber trussed pitched roof. The internal space is open plan and do not have any internal supporting columns. The floor joists span between walls.

The application will not involve any work or modifications to the structure of the building.

5.8 Transport

There is a wide choice of travel modes available in the area and the potential for residents, staff and customers to utilise these non-car modes is realistic.

There are also a substantial number of publicly available car parks within a short walk of the site including at Chorlton Street and at Chinatown, both within less than a two minute walk of the site.

The site is highly accessible by foot. The existing infrastructure will provide excellent pedestrian linkages with the surrounding areas within Manchester city centre.

The site is highly accessible by bus with services operating in the vicinity of the site from existing bus stops within 200 metres of the site.

The site is highly accessible by rail and Metrolink, with 5 rail stations located within 1.5 kilometres from the site offering a number of services per hour throughout the UK.

5.9 Noise Assessment

The premises and adjacent premises are all retail / commercial use and are at present and in the past of a restaurant use. The proposed restaurant will not operate or produce any noise level worst than the adjacent or previous occupier of the space.

Therefore, no changes or increase to any noise source will occur.

6.0 Planning Policy

6.1 Pre-Application Advice

The refurbishment proposal was initially submitted to Manchester Planning Authority to review and check if Listed Building consent was required.

The proposal submitted was reviewed and checked by Emily Booth (22nd February 2020) and it was suggested that a listed building consent together with advertising consent application

6.2 Heritage Statement

National Planning Policy Framework (NPPF)

The NPPF sets out the Government's policies for England and how these are expected to be applied. The NPPF must be taken into account in the preparation of local and neighbourhood plans, which must be in accordance with the NPPF. The NPPF is also a material consideration in the determination of all planning applications.

The document sets out a fundamental approach to assessing and determining development proposals, which is that Local Authorities should apply a presumption in favour of sustainable development.

Paragraph 186. *When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.*

The application will not alter any of the structural and architectural features of the historic elevation and detailing. The change in signage strategy will preserve better and enhance the front elevation.

The signage proposals will not alter the exterior of the building but will restore it. This will, therefore, clearly enhance its character and significance. This will also mean that there will be no adverse impact on the character or significance of the conservation area or on the character, significance or setting of any adjacent designated or non-designated heritage asset in the vicinity. The restoration particular detail within the building can only enhance the character of the area".

Paragraph 190. *Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering*

the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

The application will not make any alteration to the architectural and heritage asset of the site. All historic and heritage asset of the premises is preserved and will be maintained by the occupier.