

JIMMY'S RESPONSE DOCUMENT

Planning Application Ref 125213/FO/2019

22/06/20

- 1. Fumes - Please can you provide further details to show what will be visible in terms of the roof top plant. It is essential that it cannot be seen from within the conservation area.**

The building has been modelled and visuals provided. The model demonstrates that the kitchen extraction plant cannot be seen from various key views within the Conservation Area. The plant will be screened by the parapet of the building in its entirety and therefore there will be no impact in terms of views from street level from Ancoats Square or Blossom Street itself.

- 2. Waste - It is stated that there will be 66 covers in the restaurant, so 1500l per 20 covers, at least 4500l of bin storage. 1200l is proposed (which includes two collections of the glass bin), this falls quite a way short of the requirements, so therefore the waste strategy is not acceptable and required updating.**

The number of waste collections has been increased in order to meet the above guidance. All collections will take place during normal working hours and will not take place during antisocial hours. Therefore, there will be no adverse impact on neighbouring residents. An updated waste proforma has been submitted.

- 3. Elevational alterations - There is a large amount of visual clutter going on the elevations of this highly prominent building in the conservation area. There is very little detail within regards to the bin store extract vent, toilet vent or kitchen vent and whether they can be sited in less obtrusive locations and therefore not cause any long term harm to the appearance of the building. There is also a lack of detail about the roller shutter to the lift and the impact that the installation will have on the facade of the building. Further details are required. There also needs to be a further discussion on the windows/vents to the basement areas and opportunities to improve this.**

The building already demonstrates a high level of visual clutter with numerous extracts and vents across the facades, particularly the façade facing Cotton Street. In light of the comments above, the bin store extract vent has been relocated from the Blossom Street to the Cotton Street, ensuring that the proposal does not impact on the main prominent façade.

The proposed extracts and vents facing Cotton Street will have very little impact on the facade or overall prominence of the building. All proposed extracts will match the existing and will be finished in the same style. The architect has considered whether there are any other viable locations for the vents, however, considers that the current location will have the least impact which is considered to be negligible.

Additional roller shutter details have been provided on the supporting elevations and the massing model. The shutter will be solid lathe and finished in a style to match the existing brickwork, therefore having little impact on the visual appearance of the building.

The windows and vents to the basement are existing. No changes are proposed as part of this application.

Overall with the relocating of the bin store extract vent, there are no changes proposed to the Blossom Street façade. The proposed extract vents facing Cotton Street will have a very limited impact given the current appearance of the

facade and historic alterations. The grilles will match the existing and therefore integrate well. It is considered there will be no adverse impact on the appearance of building or conservation area.

4. Cycle storage- there need to be cycle storage created at the development.

The development lies adjacent to dedicated cycle storage located within Ancoats Square. Any future patrons would be able to make use of the cycle storage available directly outside the premise. As such it is considered there is no requirement for cycle storage to be provided within the curtilage of the building.

Neighbouring restaurants do not provide cycle storage and instead patrons utilise the existing dedicated cycle provision.

5. Servicing - concerns whether servicing vehicles can load safely to prevent disruption on the highway network. Across the Blossom Street elevation, there are a number of Pay and Display bays, which would prevent servicing vehicles from loading in this location. The junction of Blossom Street and Cotton Street is protected to maintain visibility and access and therefore loading is discouraged. A revised servicing strategy is therefore required for consideration.

There are no pay and display bays located directly outside of 27 Blossom Street. These are located further along Blossom Street directly outside of the entrance to the Ice Plant apartments. As such servicing would not be prevented from unloading in this position.

Unloading would not cause disruption to the highways network or impose on visibility/car parking restrictions.

6. Signage (application 125214) - The high level neon sign is not acceptable. It does not relate appropriately to the architecture of the property and will form a highly visible and inappropriate feature in the conservation area and should be removed from the proposal. The acrylic letters to the fascia level required amending. Whilst the principle of individual letters is acceptable the use of red acrylic letters is not acceptable. I would recommend consideration of something similar quality to the existing signage which is considered more acceptable and less obtrusive.

We do not consider that the proposed branding/signs will form a highly visible or inappropriate feature in the conservation area.

The design of the signs is in keeping with the Jimmy's brand. The ruby red colour is distinctive for the branding of the company. The low level sign is smaller and less obstructive than the current signage on the front elevation. With both the brick and logo being red, the logo blends well into the existing building and doesn't detract from 27 Blossom Street or neighbouring buildings. The signage design has empathised with the existing building and neighbouring properties.

The high level neon sign, again, being red will blend with the existing brick work. The neon sign will mirror the parapet coping profile, softening the signage into the building.

Jimmy's rely on the neon to highlight the brand identity. The signage is not directly facing residential properties and the lux level from the neon will not create any light pollution. The lit signage would only be on during operating hours.

Therefore, it is considered that the signage is acceptable in its current form.