Full Planning Application

59-61 Oldham Street, Manchester M1 1JR

Planning Statement

July 2019

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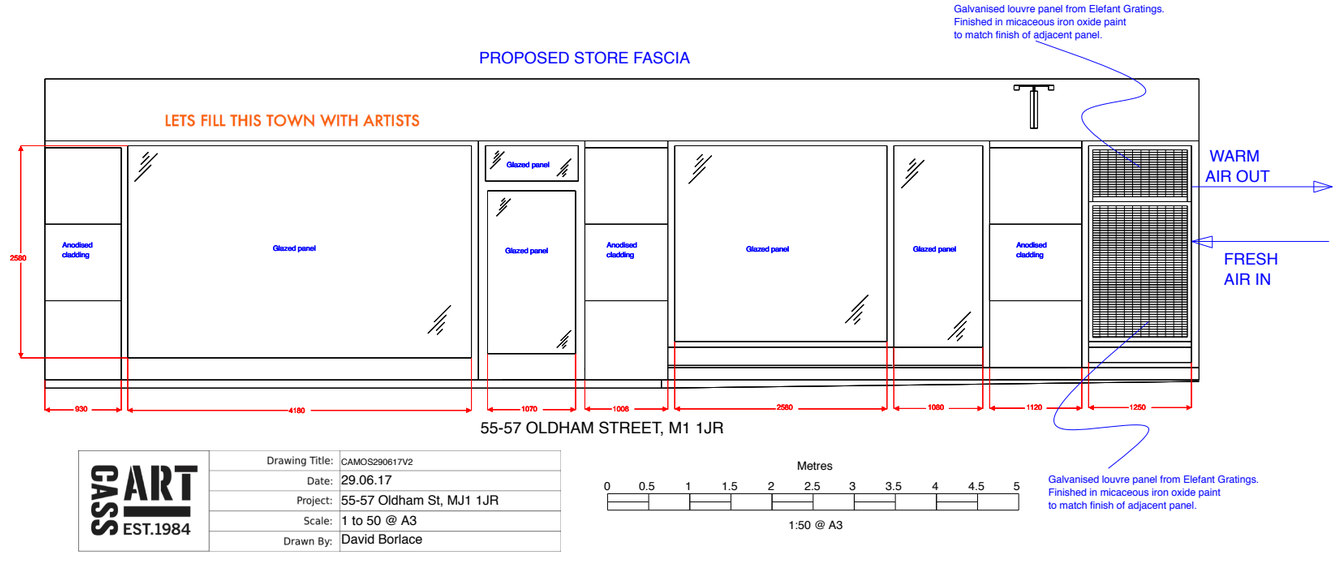
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Introduction

This Design & Access and Heritage Statement has been prepared in support of a retrospective full planning application. *The proposed works as detailed on the submitted application involves the removal of existing glazing to the shop front and replacement installation of the an air-conditioning plant room with external louvred panels.*

This application has been prepared on behalf of Carharrtt Work in Progress. Carhartt Work in Progress offers a refined and acutely tailored translation of the classic American heritage brand. The label's story begins in Detroit where Hamilton Carhartt founded the workwear brand in 1889 with the core principle of building a 'just and honest' company. His vision of Carhartt carries on today both in principle and aesthetic, leading to Work in Progress' initial distribution in the nineties of a selection of original workwear garments tailored for a European market. Carhartt's trademark duck canvas in its signature 'Hamilton' brown is both durable and an instant signifier of the brand's founding ethos of quality craftsmanship meeting the highest standards of wearability. Carhartt WIP offers updated silhouettes of trademark classics, including straight-leg or slim-fit trousers and overalls, lightweight quilted bomber jackets, and classic raglan sleeve hoodies with flatlock stitching for optimum durability. With pieces that flow freely between utilitarian, streetwear, and skate culture, the label's logo remains a characteristic symbol of an all things American. Shifting from working class to varsity leanings, the collection's pieces are by no means identity-limiting. Carhartt WIP offers an aesthetic that allows for the modern man to either reinforce or reinterpret the definition of Americana by way of a more expansive and progressive outlook on contemporary men's fashion.



Approved CassArt Plant



Google Street View May 2016



Google Street View 2019

Property and Context

Retail Context

The ground floor store at 59-61 Oldham Street, Manchester is currently leased by Carhartt WIP (Retail) Ltd. To the south of the site is Cassart and to the north is Forbidden Place. It belongs to the Smithsfield Building which comprises of ground floor retail and residential apartments on the upper floors. The store is part of a larger retail and commercial precinct known as the Northern Quarter.

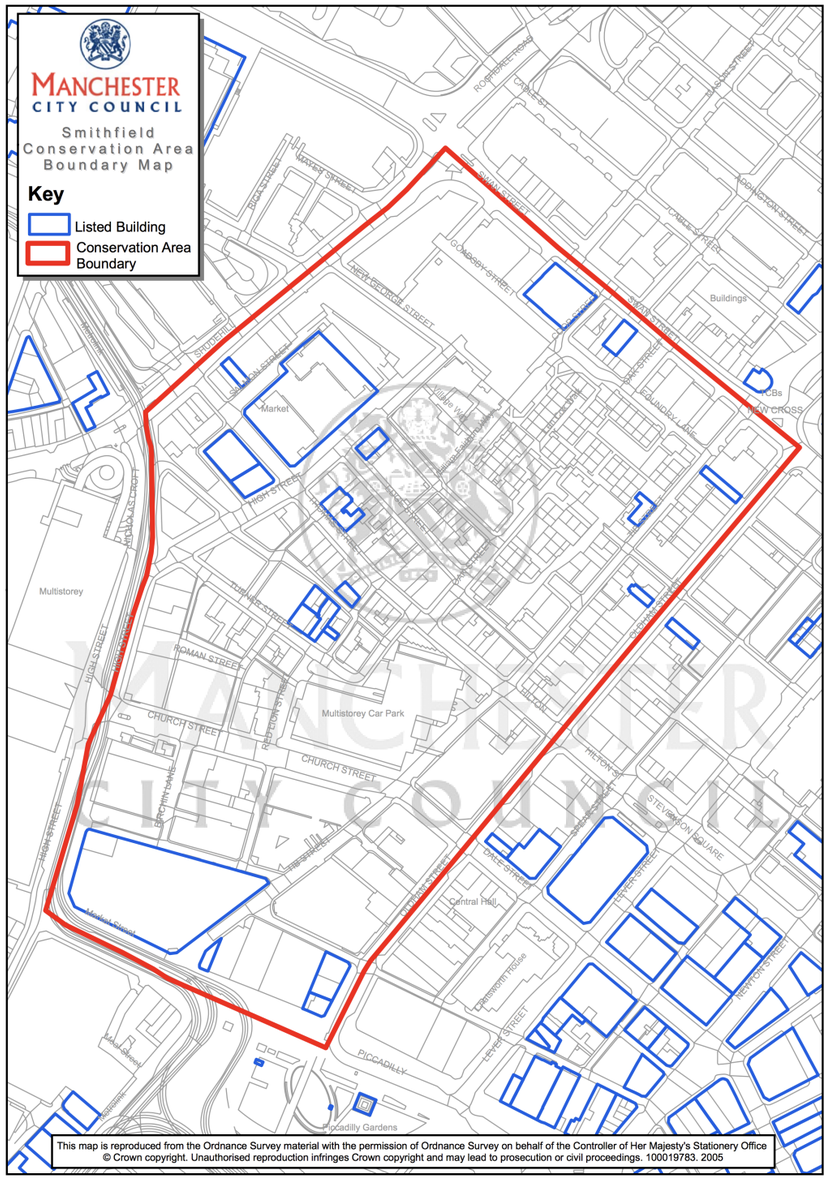
Planning Context

A planning application (116843/FO/2017)for the removal of a glazed pane currently forming part of a shop front display at the adjacent store at 55 Oldham Street and replacement with a steel louvred panel to allow air intake and heat venting to fresh air from a condenser unit running an interior Air Conditioning system was approved in August 16 2017.

Subsequently, a similar air-conditioning plant with the specifications on the louvred panels were installed in September 2017 directly adjacent to the approved plant.

The existing image of the shop fronts along Oldham Street illustrates that the constructed plant can be read as part of the approved plant. It does not impose visually on the street scene.

Property and Context



Smithfield Conservation Area





Smithfield Buildings by Urban Splash

Heritage Context

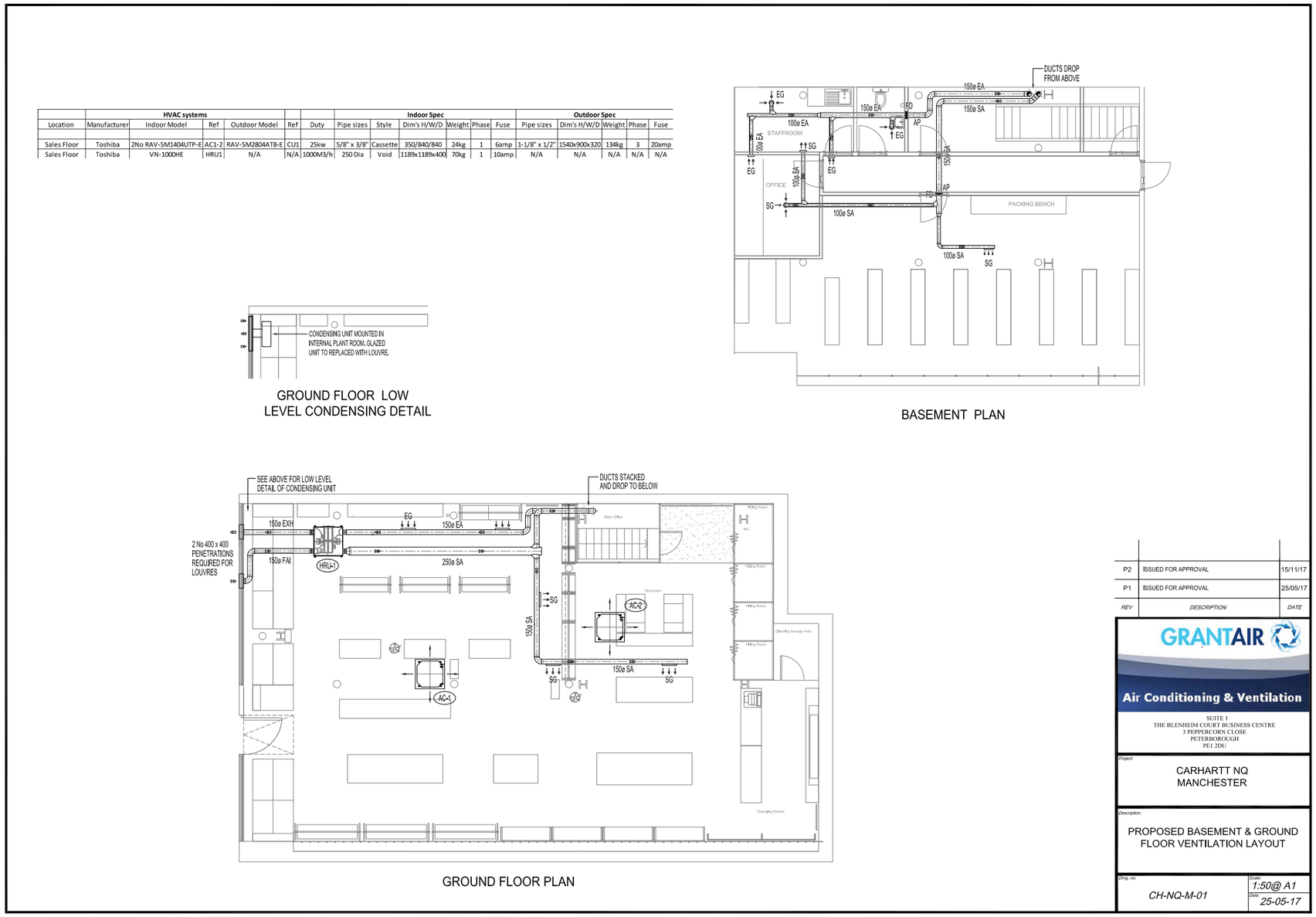
The store is located within the Smithfield Conservation Area, which lies on the North-Eastern edge of Manchester City Centre. The conservation area is bounded by Swan Street, Oldham Street, Market Street, High Street and Shudehill.

Smithfield has been known Manchester's centre for food markets since its establishment in 1821. 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. Notable entrepreneurs in the textile industry, such as John Rylands, John Owens, Robert Affleck and John Brown, all established their businesses in the Smithfield area. Currently, the area is a mix of small scale and large scale developments with varying use from residentia to commercial.

Smithfield Buildings

The store is part of the Smithfield Buildings development by Urban Splash. The application for the refurbishment and the change of use of premises for residential, retail (Class A1 & A3), gymnasium (Class D2), exhibition (Class C1) and public services (Class A2) was first approved in 17 August 1995. Please refer to application **048027/FO/CITY1/95**.

The building design strategy comprises of a heritage-style facade on the upper floor apartments with a contemporary facade for the ground floor retail and commercial and first floor apartments. The elevation was panelised so that tenants could alter the elevation if needing plant space without altering the proportions of the architecture.



HVAC Layout

Planning Statement

Need for Air Conditioning Unit

Similar to the adjacent CassArt store at 55-57 Oldham Street, 59-61 Oldham Street ground floor retail store, currently occupied by Carhartt WIP, had also historically experienced high indoor temperatures causing discomfort to its employees and customers. The ground floor design owing to the original architectural design of the building does not allow for cross ventilation and characteristically retail stores would not normally have operable windows in order to protect stock. Thus, it the heat comfort issue can not be alleviated using natural ventilation.

Lack of Provision for Plant Space

An air conditioning unit is then needed to supply regulated air and extract stale air from the store. However, similar to the adjacent units, there has been no dedicated plant space provided for the store. As the shop units back on to each other, their is no space for the air-conditioning plant at the back. The store also has no right of access onto the communal areas and roof of the residential upper floors.

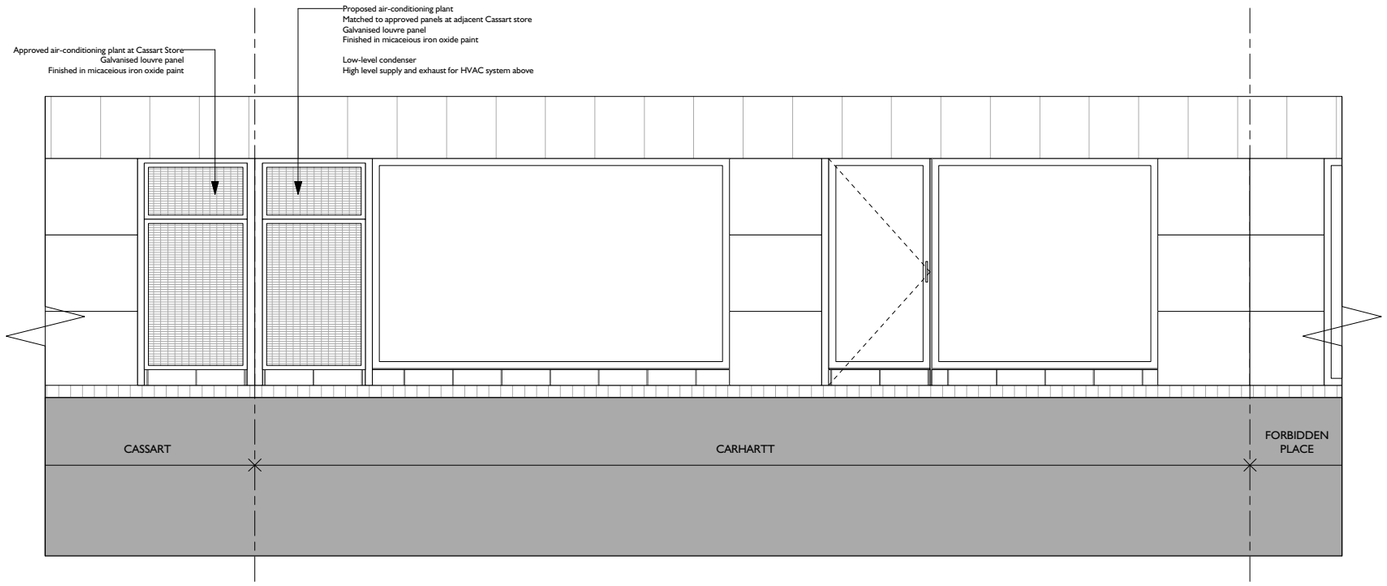
Location of Proposed Air Conditioning Plant

The HVAC Consultants have also recommended the location of the proposed air-conditioning plant to be at the front corner of the store on the ground floor. It is adjacent to the anticipated air-conditioning plant at 55-57 Oldham Street CassArt. As illustrated in the HVAC layout drawing, minimum openining requirements mean that louvred panels have to be installed to allow sufficient supply and extraction of air.

Hours of Operation

The proposed air-conditioning unit will be operational during store opening hours.

Monday to Saturday: 10am - 6pm
Sunday: 12-5 pm





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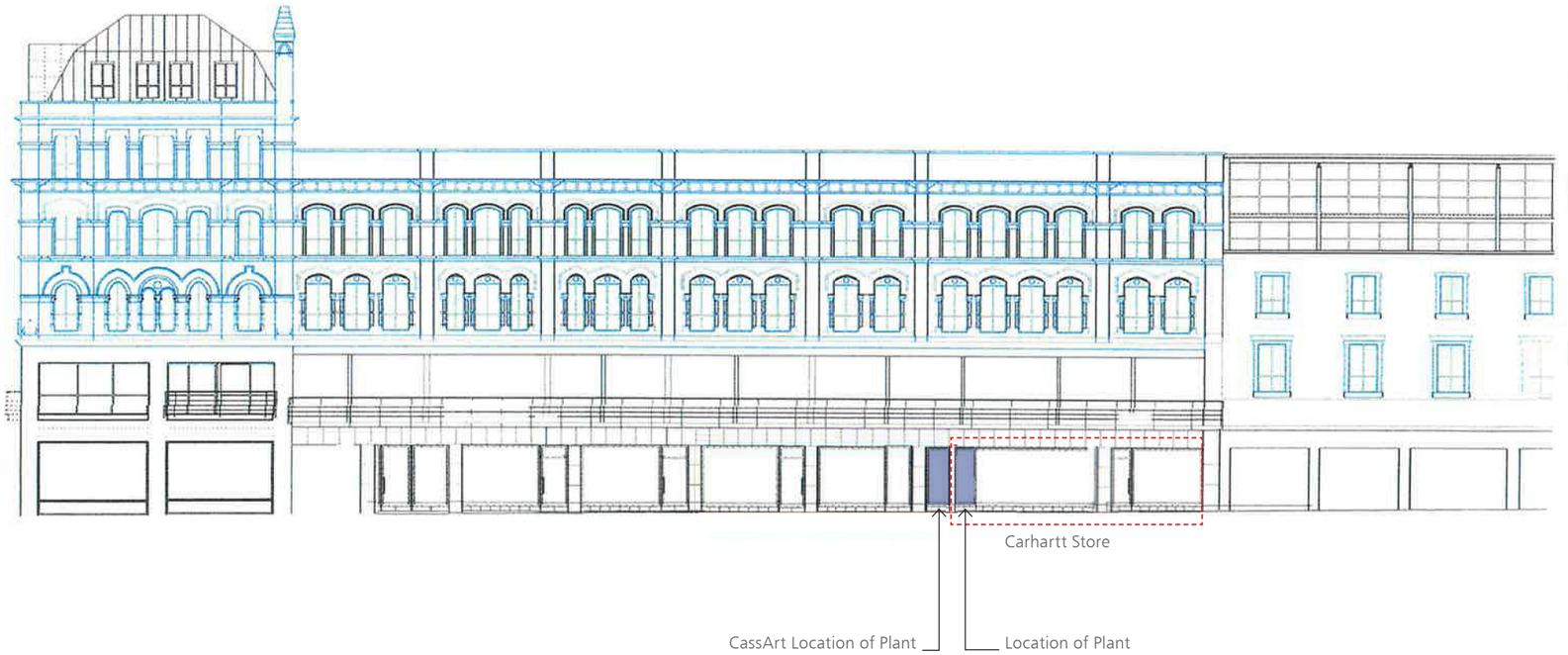
Impact on Surrounding Context

The proposed air-conditioning plant with external louvred panels is installed adjacent to the approved plant at 55-57 Oldham Street CassArt Store. Similar specifications have been used in the louvred panels, and the plant is of a similar size. Thus, the two plants are read in conjunction with each other.

The proposed air-conditioning plant does not impose visually on the street scene. The materials and the finishes used does not detract from the existing shop front. In addition, as it is not used to extract air from a commercial kitchen, it does not have any odour impact and visible steam from the footpath. Finally, the acoustic reports have illustrated that it will have minimal impact on the existing street scene as well as the upper residential floors.

Conclusion

This it can be concluded that the proposed air-conditioning plant has no significant consequences on visual amenity and noise in the surrounding area. Instead, what it provides is improved thermal comfort and air quality for the employees and customers of the shop.



Heritage Conservation Area Impact Statement

The impact of the proposed plant has been assessed in regards to the S16 of the NPPF as well as Policy DC18 of the UDP (Manchester). These policies determine whether the proposed plant is acceptable and is not detrimental to conserving the heritage environment.

Based on S16 of the NPPF, the existing facade is of low heritage value as it is no longer the original facade of the building. The design of the Smithfield Buildings has a clear strategy of a contemporary facade on street level and a heritage or historical facade on the upper floors. Proposing a historical facade for the plant will rather draw attention to it, hence a modern solution similar to the approved CassArt Store has been employed.
The louvred panel for the plant is also recessed from the main elevation for the building as well as being of minimal width compared to the overall glazed width of the street elevation. Thus the proposed plant has an insignificant impact on the heritage environmen.

Further assessment of the impact of the proposed plant has been conducted against Policy DC18 of the UDP.

i. The relationship of new structures to neighbouring buildings and spaces: The proposed plant is adjacent to the existing plant approved for CassArt. These plants can then be read in conjunction with each other and thus keep plant spaces to smaller specific areas within the elevation of the building.

ii. The effect of major changes to the appearance of existing buildings: There is no significant effect to the appearance of the existing building as the change is contained within an already established panel as per designed by the original architects.

Conclusion

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