Heritage, Design, Access and Significance Statement

Listed Buildings Consent for Internal Alterations

Unit 00-03
Manchester Victoria Station
Manchester
M3 1WY

Prepared for:

Costa Ltd

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1. Introduction

1.1. This Statement supports an application for Listed Building Consent for internal alterations at Unit 00-03, Manchester Victoria Station (MVS), Manchester, M3 1WY.

1.2. The Unit is currently vacant and therefore Listed Building Consent is sought to allow future occupation by Costa. The area is characterised by other units with retail and refreshment occupiers as well as ticket machines and other station facilities.

1.3. This Statement is structured as follows:

Section 2- Describes the site;

Section 3- Outlines the nature of the proposals;

Section 4- Considers the impact of the proposals on issues relating to design and access;

Section 5- Sets out the local and national planning policy context; and

Section 5- Justifies the proposed internal alterations.

1.4. As well as the forms, a cover letter and this Statement, this application is accompanied by an extensive pack of drawings produced by SGM Management and Design Ltd. These drawings have been created to be proportionate and relevant to the works proposed.

2. Site Description

2.1. The application site is located at Unit 00-03 Manchester Victoria Station. Unit 00-03 is located at ground floor level within the Ticket Hall area. The application site sits behind one of the bay arches that runs along the western wall of the ticket hall but extends sideways in either direction to include the areas along to the boundaries of the adjacent arches.

2.2. Manchester Victoria Station is Grade II Listed under List Entry Number 1254725. The building was first listed in June 1998 and relates to the entirety of the Station including the concourse and booking hall. The listing description is as follows:

> *'Railway station. Original block to Hunt's Bank Approach, 1844, for the Manchester and Leeds Railway Company (also used by the Liverpool and Manchester Railway Company), altered and greatly enlarged 1909 by William Dawes for the Lancashire and Yorkshire Railway Company; altered. Sandstone ashlar office blocks with slate roofs; cast-iron train sheds with slate and glazed roofs. Office blocks form L-plan, the original building on a north-east/south-west axis, and the much larger addition at right-angles to its north end. 1844 block in Italianate manner, now 2 storeys (originally one storey) and 7 bays wide, with square-headed doorways to left and right, arcaded windows to both floors of the centre, other windows with architraves and cornices.* ***1909 block in neo-Baroque style, 4 storeys and 31 bays plus rounded corner at south-east end; with channelled rustication to ground*** *and 1st floors, pilasters to 2nd and 3rd floors, moulded cornice, and balustraded parapet interrupted by wide segmental open pediments over the 2nd, 6th, 19th and 29th bays, and upstands with clocks over the 4th bay and the curved corner. Round-headed windows and doorways to ground floor protected by delicate iron and glass canopy displaying names of one-time destinations in Art Nouveau lettering; windows to upper floors mostly square-headed and mullioned, but including oriels at 2nd and Venetian windows at 3rd floor of the pedimented bays. Fine surviving interiors to this part, including panelled booking hall, restaurant with stained glass dome and mosaic lettering, bookstall with mosaic decoration, map of Lancashire and Yorkshire railway system in tilework, etc.'*

2.3. Given the size of the Station, it is clear that only certain parts of the description are relevant to the application site itself. These areas are emboldened in the above listing description and confirm that the exterior of the unit is neo-Baroque in style and contains one of the 31 bays.

2.4. Included at Appendix are a series of photographs showing both the interior and exterior of Unit 00-03.

2.5. The photographs show that the interior of the unit itself comprises of whitewashed upper walls with brickwork at lower levels, a well used and in some places deteriorating concrete floor and modern internal equipment. It is clear that the interior itself is of limited heritage value given that it has been remodelled to facilitate previous occupiers. Externally, the lower halves of the wall consist of brown bricks, the upper halves cream bricks, with light brown rustication over the arch. It is clear that the exterior of Unit 00-03 is typical of one of the 31 bays identified in the listing description. It is recognised that the tiling covering the lower half of the exterior wall is a positive element of the retail unit though it appears that the tiles may have either been replaced, re-glossed, or re-painted.

3. Proposals

3.1. Shown in considerably more detail in the pack of plans that accompanies this application, Listed Building Consent is sort for the fitting out of the unit to allow occupation by Costa.

3.2. As shown in the plans accompanying this application, the proposals include both alterations to the interior and exterior of the unit.

3.3. Internal alterations seek to equip the unit to facilitate occupation by Costa to deliver their full menu. This includes the fitting out of the main unit to contain a counter (with the necessary equipment for Costa to deliver their full menu), a multi-deck chiller unit, and a display cabinet. The intention is to install new flooring, and lighting, and to alter the interior elevations.

3.4. The existing internal tilling is to be retained and publicly visible. Internal areas at the rear of the unit are to be dry-lined. These areas would sit behind the back counter and the condiment unit and therefore would not be publicly visible. Dry lining is therefore proposed to ensure that the tiles are protected.

3.5. The front elevation of the building is largely retained as existing and no alterations are proposed to the arches or their materials. The proposals include The installation of an internally illuminated set of 'COSTA COFFEE' letters behind the glazing and vinyls on the entrance door's glazing and suspended from the internal ceiling. Costa advertising will also be installed in the existing poster frames.

4. Design and Access

Access

4.1. The proposals will have no impact on access to MVS, nor will they impact the ability of passengers to move within the station.

Amount

4.2. This is not applicable given that the proposals do not include the creation of any new floorspace. Instead, the proposals seek to make use of existing vacant floorspace.

Layout

4.3. The proposals seek to fit the unit to match Costa's brand and allow for the full menu of goods to be offered. Issues relating to the layout of the unit are shown in the plans submitted as part of this application, submitted in the previous section and justified in the following section.

Scale

4.4. The proposals seek to re-fit an existing unit to allow Costa's occupation. No changes to the scale of the unit are proposed.

Landscape

4.5. There are no landscape proposals that require assessment.

Appearance

4.6. The changes are considered to be appropriate to the character of the building and preserving its listed status. Again, issues relating to the appearance of the unit are shown in the plans submitted as part of this application, submitted in the previous section and justified in the following section.

5. Policy context

5.1. This Section of the Statement will consider the pertinent national and local planning policy.

National Policy

5.2. The National Planning Policy Framework (NPPF) (March 2012) which is supported by National Planning Practice Guidance (NPPG) (March 2014) replaces a series of previously adopted national planning policy documents.

5.3. Chapter 12 of the NPPF relates to conserving and enhancing the historic environment. Paragraph 126 of the National Planning Policy Framework determines that local planning authorities (LPA) should set out a positive strategy for the conservation and enjoyment of the historic environment. LPAs should conserve heritage assets in a manner appropriate to their significance and recognise that they are an irreplaceable resource. Paragraph 129 recognises that Local Planning Authorities should consider the impact of the proposals in terms of their impact on the value of the heritage asset whilst Paragraph 132 states that the greater the heritage value of the heritage asset, the more weight should be given to its conservation.

Local Planning Policy

5.4. The application site is located within Manchester City Council. The planning policy context is formed by the Core Strategy (July 2012) and saved policies from the Unitary Development Plan (UDP) (July 1995) which together form the Local Development Framework (hereinafter LDF).

Policy CC9 of the Core Strategy relates to design and heritage, requiring that development either preserves or enhances identified heritage assets.

Policy EN3 of the Core Strategy relates specifically to heritage. Much like Policy CC9, it supports development that compliments heritage features and preserves or enhances the historic environment.

Saved Policy DC19.1 relates to Listed Buildings, seeking to preserve and enhance the setting of listed buildings whilst resisting proposals that would have an adverse effect on its architectural or heritage character.

6. Justification for the Proposed Works

6.1. This section sets out the justification for the proposed works, reaching the conclusion that the alterations will not harm any of the features recognised in the building's listing description.

Heritage Value and Nature of Proposals

6.2. The interior of the unit has been heavily altered to facilitate various previous occupiers. The floor is constructed from concrete, and both the walls and roof have been whitewashed though there is modern brickwork along the lower halves of the walls. As discussed in Section 3, it is evident that the heritage value of this part of the station comes from the unit's bay-arch exterior and the use of tiling externally alongside neighbouring arches.

6.3. The proposed alterations have been carefully designed to reflect and consider features of heritage value and to retain existing historic fabric. The tiling is considered by the Council to be of heritage value and is there retained and made publicly visible. Dry-lining behind the condiment unit and back counter is proposed to protect the tiles.

6.4. The proposals will provide a high quality and attractive fit out with the addition of new flooring, and works to the internal walls, as well as the installation of the facilities required for Costa to offer their full menu.

6.5. Externally, the arch is obviously unaltered and the materials at the front elevation are retained unaltered. The proposed lettering will be attached to the internal ceiling, which is modern and has recently been whitewashed, rather than the arch itself. Costa will make use of the existing poster frames by installing posters showing latest products and deals. Such an approach ensures there is no need for any alterations to the fabric of the unit's exterior.

6.6. Overall, the proposals are sensitive, proposing no alterations to the features of heritage value and accordingly they will act to preserve the heritage value of the asset in accordance with Saved Policy DC19.1 of the UDP and national guidance.

Operating Requirements

6.7. The proposals are considered a minimum operating requirement for Costa, both in terms of the advertisements needed to attract sufficient custom, but also in terms of actual physical equipment to provide all items on Costa's menu. The proposed equipment and fit out is therefore not excessive but a minimum requirement for Costa.

Benefits of Occupation

6.8. As highlighted above, the purpose of the application is to facilitate occupation of the unit by Costa who will bring the unit back into active use. With the unit currently being vacant, occupation by Costa will increase customer choice, provide local employment opportunities, and contribute to the local tax base.

Appendix 1 – Site Photographs























