Royal London House, 194 Deansgate, Manchester

Proposed change of use, internal alterations, replacement glazing / shopfront and installation of fume and kitchen ventilation equiment

Planning and Heritage Statement

indigo.

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Royal London House,
194 Deansgate, Manchester
Internal alterations, replacement glazing / shopfront and installation of fume and kitchen ventilation equipment and display of signage
Planning and Heritage Statement

Appendices

Appendix 1
Location Plan

1. Introduction

1.1. This Planning and Heritage Statement has been prepared by Indigo Planning on behalf of ASE RE A LLP c/o CEG and Federal Café Limited, in support of a full planning and listed building consent for the change of use, internal alterations, replacement glazing / shopfront and installation of fume and kitchen ventilation equipment at Royal London House, 194 Deansgate, Manchester, M3 3ND.

1.2. A site location plan can be found at **Appendix 1**.



1.3. The proposal seeks planning and listed building consent for the following:

> *"Change of use from takeaway (Use Class A5) to cafe (Use Class A3), internal alterations, replacement glazing / shopfront and installation of fume and kitchen ventilation equipment."*

1.4. The application site relates to a ground floor unit measuring 67.8 sqm situated adjacent to the main, central entrance to Royal London House formerly occupied by Topkapi Takeaway who vacated the unit in 2017. The proposal represents an existing opportunity to redevelop the vacant unit to enable occupation by Federal Café & Bar which is an independent and locally owned coffee shop. The development will also serve the upper floors of the building making the office premises on the upper floors more attractive to the market.

1.5. This proposal represents Federal's second venture in Manchester which will be opened alongside their existing premises in the Northern Quarter which opened in 2014.

1.6. Royal London House, 188-202 Deansgate is a Grade II Listed building and is located within Deansgate / Peter Street Conservation Area. The listed structure was originally built as an insurance office in 1904 and comprises ground floor units, five storeys and an additional

basement level.

1.7. Extensive historic research and contextual analysis has been undertaken to inform the development proposals. Early engagement with officers from Manchester City Council has also been undertaken to scope out and agree the principle of development and design approach.

1.8. This statement considers the planning matters associated with the development and includes and assessment of the significance of the designed heritage asset and the impact on the proposed development on the identified significance. It highlights the benefits of the scheme and demonstrates its compliance with local and national policy.

1.9. To provide a clear understanding of the proposed scheme and its relationship with the surrounding area, this statement includes:

- A description of the application site and surrounding area;
- A review of the application site's planning history;
- An overview of the proposal;
- A review of the relevant national and local planning policy guidance; and
- An appraisal of the proposal against its planning policy context.

1.10. This planning and heritage statement is supported by a suite of architectural drawings prepared by GA Studio and supporting documents which should be read alongside this report.

2. Site and Surroundings

The Application Site

2.1. 194 Deansgate, Manchester M3 3NE is a ground floor unit located within Royal London House (188-192 Deansgate). Royal London House is a five-storey building with basement level which occupies a prominent location on Deansgate at the junction of Quay Street, Peter Street and Deansgate.





2.2. The building is situated between Deansgate to the east, Quay Street to the south, Atkinson Street to the north and Little Quay Street to the west. The unit is located on the northern side of Royal London House and accessed directly from Deansgate. Secondary access to the unit can also be taken via the main entrance to Royal London House.

2.3. The application site relates to a ground floor unit within Royal London House which currently falls under A5 use class takeaway (formerly occupied by Topkapi Takeaway) which has been vacant since 2017.

Site surrounds

2.4. The site is located in the heart of the City Centre. The surrounding area is characterised predominantly by commercial buildings which typically comprise office accommodation on the upper levels with retail/leisure/food and drink uses at ground floor and basement level.

2.5. Sunlight House is located to the rear of Royal London House and is a 10 storey Art Deco office building situated at the corner of Quay Street and Deansgate. Invicta House, located on Atkinson Street benefits from planning permission for its redevelopment to a hotel development comprising 145 no. guestrooms. To the north of the building is 184-186 Deansgate which is also Grade II listed and predominantly comprises office accommodation on the upper floors with active ground floor units including Hawksmoor and Handmade Burger Co.

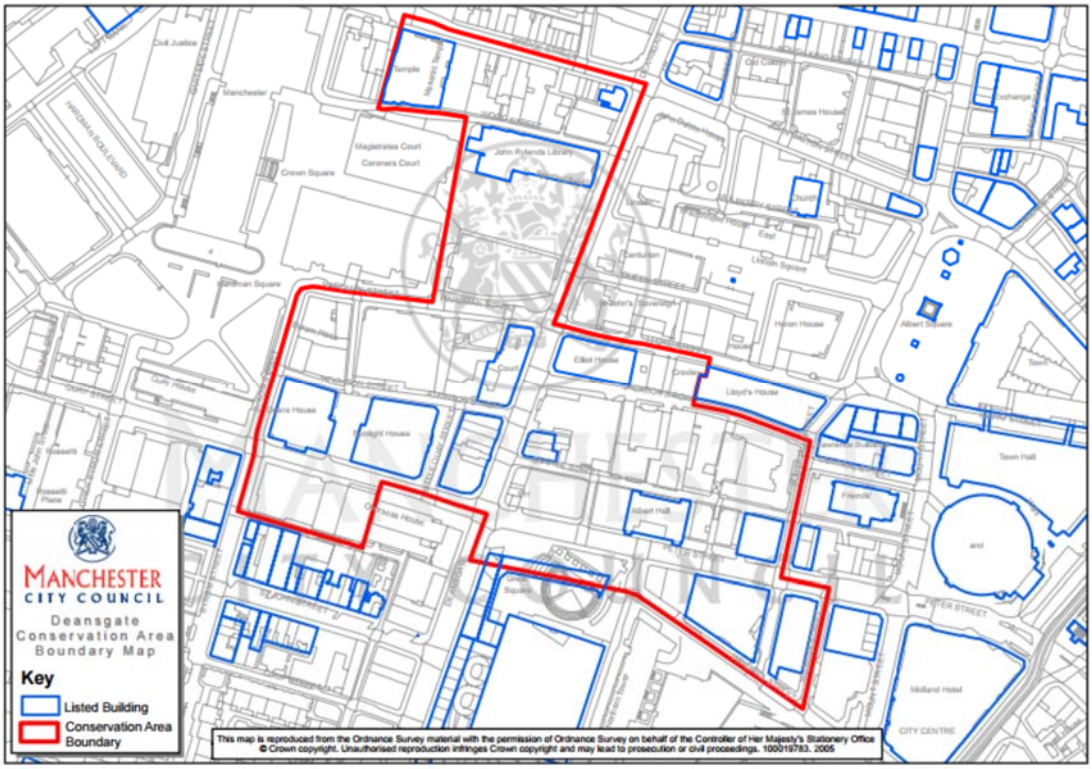
2.6. Other nearby food and drink uses in close proximity to the site include, Dirty Martini on the neighbouring side of Deansgate, Revolution de Cuba, Sakana, Albert's Schloss and Brewdog (on Peter Street), No 1. Watson Street and Epernay (Great Northern Tower), Almost Famous, Home Sweet Home, All Star Lanes and Impossible Bar and Restaurant (forming part of the Great Northern Leisure complex). Blacks 'outdoor clothing retailers' occupy the large ground floor unit within Royal London House adjacent to Quay Street whilst Sainsbury's Local, Tesco Express and Starbucks occupy the premise at the junction of Quay Street with Deansgate.

2.7. This area of the City Centre has a low concentration of residential uses with no known dwellings in close proximity to the site. The nearest apartments are located at Great Northern Tower which is approximately 140m to the south east of the site. It is an appropriate location for A3.

Deansgate / Peter Street Conservation Area

2.8. Royal London House falls within the boundaries of the Deansgate/Peter Street Conservation Area. The designation was made by the City Council in June 1985. It includes much of the area surrounding Peter Street and the junctions of Deansgate with both Quay Street and Bridge Street.

2.9. The Conservation Area is contiguous with other designated areas covering a substantial part of the Victorian city centre. Only part of Deansgate is included in this area, most of the rest of the street being incorporated into Castlefield, Parsonage Garden, St. Ann's Square, Albert Square and Cathedral conservation areas.



2.10. Manchester City Council's Conservation Area Appraisal notes that Peter Street, and its continuation into Quay Street, is the most important junction in the area. The area is predominantly one of commercial buildings, but it also contains a significant number of places of assembly, such as a church, theatre, concert hall, opera house, synagogue and Masonic temple.

2.11. Various other listed buildings in proximity to Royal London House within the Deansgate / Peter Street Conservation Area include the Onwards Building (205-209 Deansgate), The Courthouse (184-186 Deansgate), Sunlight House (Quay Street) and the former Deansgate Goods Station which are all Grade II Listed.

Planning history

2.12. Royal London House is subject to an extensive planning permission with applications having been submitted for various changes of use, including the refurbishment of the upper floors, external alterations and the display of advertisements. Recently, a number of planning applications have been approved for the change of use of the adjacent unit (188-192

Deansgate) at basement and ground floor level along with the display of signage. For context, the relevant planning applications are listed below:

- Application ref: 118708/LO/2017 and 118606/AO/2017 Planning and listed building consent for the erection of 9 non-illuminated awnings – approved 6 July 2018;

- Application ref: 118382/LO/2017 Listed building consent for elevational alterations, internal alterations and replacement glazing / shopfronts and installation of fume, ventilation and air conditioning equipment – approved 23 April 2018;

- Application ref: 118381/FO/2017 Change of use of basement and ground floor of Royal London House from shop (Use Class A1) to mixed use restaurant / bar (Dual Use Class A3 / A4 – sui generis) together with elevational alterations and replacement glazing / shopfronts and installation of fume, ventilation and air conditioning equipment – approved 23 April 2018; and

- Application ref: 118385/LO/2017 and 118383/AO/2017 Planning and listed building consent for the erection of internally applied vinyl logos and 1 no. internally illuminated runner – approved 12 April 2018.

2.13. In terms of 194 Deansgate, planning permission for the change of use from a sandwich shop to a hot food takeaway was granted on 22 February 2000 (Ref: 060797/FU/CITY1/00).

2.14. A summary of the other historic planning permissions of relevance for this unit are summarised below:

- Application ref: 051131/LO/CITY1/96 Listed building consent for 5 Illuminated fascia shop signs and 1 illuminated projecting sign – approved 27 January 1997;

- Application ref: 047381/LO/CITY1/95 and 047345/FO/CITY1/95 Planning and listed building consent for the installation of new shop fronts on Deansgate and Quay Street – approved 29 November 1995;

- Application ref: 031324 - Illuminated fascia name sign – approved 7 June 1988; and

- Application ref: F/AD04078 - Illuminated double sided projecting box sign – approved 1 June 1983

3. Proposed Development

3.1. This planning application seeks full planning and listed building consent for the following:

> *"Change of use from takeaway (Use Class A5) to cafe (Use Class A3), internal alterations, replacement glazing / shopfront and installation of fume and kitchen ventilation equipment."*

3.2. The permitted use of the unit falls under A5 Use Class having formerly been utilised by Topkapi Takeaway. The change of use of the unit from a takeaway (Use Class A5) to a café / restaurant (Use Class A3) would ordinarily be able to be carried out under Part 3, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015. However, Condition 4 of planning permission ref: 060797/FU/CITY1/00 restricts the change of use of the unit to Class A3 (Food and Drink). Planning permission is therefore required for the change of use.

3.3. Planning permission is also being sought for the installation of the roof top plant. Listed building consent is sought for all internal and external alterations to the unit including the display of signage. Separate advertisement consent will be sought at a later date once the detail of the signage is confirmed.

3.4. The proposed opening hours for the café will be 07:00 to 02:00 Monday to Saturday and 08:00 to 17:00 on Sundays. The café will generally be open until 20:00 Monday to Saturday however, flexibility is being sought to allow later opening if necessary, on a small number of occasions.

3.5. The café will employ between 12 and 14 staff members.

3.6. The works proposed through this application are required to facilitate occupation of the longstanding vacant unit by Federal Café & Bar as an independent and locally owned coffee shop and restaurant. The Design and Access Statement provides further detail on the nature of these internal and external alterations.

3.7. In addition, Section six of this report provides a detailed assessment of the impact of the proposal on the significance of the listed building.

Proposed works

3.8. The proposed works are required to facilitate the creation of a 50 cover café / restaurant with serving area, kitchen and WC.

3.9. A sensitive refit of both the ground floor and basement is proposed through this application. The high-quality design of the scheme has been informed by discussions with the Local Planning Authority and has been sensitively designed so that the proposed works seek to repair and make good of the damage caused by the unsympathetic shop rip out carried out when the previous tenant vacated the building. Full details of the scheme are included within the supporting plans and Design and Access Statement.

3.10. Wherever possible, existing internal and external historical features have been retained and restored. Of those which are to be replaced to allow the change of use, materials and methods have been carefully considered to best preserve and enhance the existing fabric and heritage significance of the building.

Layout

3.11. A series of seating areas will be created within the unit in the form of free standing tables and recessed booths. The serving area will be positioned inside the main entrance within the left side of the building. The kitchen and WC occupy a space at the rear of the unit.

Ventilation / extraction

3.12. It is proposed that the existing ductwork and roof light installed by the previous tenants will be removed. An existing void in the ceiling provides access for new ventilation ductwork to rise from the unit up through the lightwell where it will follow existing ductwork routes to the existing plant area which serves the building on the roof.

3.13. 1 no. extraction unit will be installed on the roof of the lightwell to serve the unit whilst 2 no. air conditioning units will be installed on the ceiling within the unit.

Customer / staff access

3.14. The existing timber and glass shop front will be removed and a new centrally located double door created. A new timber shopfront will be created within the existing shopfront and finished to match the existing. The proposed door heights are to mirror shopfronts in the other ground floor units in Royal London House and the existing stone risers will be reused in the new shop front.

3.15. The existing local floor build up is to be removed to provide level threshold from the street. Currently, the unit does not provide disabled access from Deansgate due to a 100mm step into the unit. A ramp is therefore proposed to provide free access.

3.16. A secondary and emergency access will be provided towards the rear of the unit through to the main lobby area of Royal London House at ground floor level. The access in to the lobby has been designed to enable occupiers of the offices on the upper floor to utilise the facility. It will therefore be controlled via swipe card system to prevent the general public from accessing the wider building.

3.17. The lobby area benefits from emergency access to both the front and rear of the building either on to Little Quay Street or Deansgate.

3.18. A section of the non-original existing brickwork and dwarf wall will be removed to create the opening through to the lobby area. The new openings respect the significance of the building by maintaining the cornicing and columns and therefore, do not have an adverse impact.

3.19. The existing door located at the far end of the unit will be removed to create sufficient kitchen workspace and the brick archway above the door will be repaired.

Waste

3.20. Waste is to be stored internally in a designated ventilated room at basement floor level. Bins will be provided locally throughout the unit which will be collected internally and the waste transferred to the bin store at the end each service ready for collection by the waste management company.

3.21. Further details are included at Section 5.0 of the Design and Access Statement.

Signage

3.22. The large and overbearing existing shop front signage will be removed to reveal the existing glazing beneath and will be replaced with a small illuminated sign set behind the glazing above the main entrance. It is also proposed the pre-existing projecting sign set on the

exterior or the building to the left-hand side of the unit will be replaced and reattached using the previous method of fixing.

3.23. Separate advertisement consent will be sought at a later date once the detail of the signage is confirmed.

Pre-application consultation

3.24. A pre-application meeting took place on 19 April 2018 attended by Anthony Mitchell and Paul Mason (Conservation Officer) from Manchester City Council and Indigo Planning, the Applicant and the applicant's architect, where the proposal was initially discussed at the outset of the project.

3.25. Following this, the Applicant undertook historical research into the development of the site and the significance of the designated heritage assets. The findings of this are set out in Section 5.

3.26. In the meeting, Mr Paul Mason acknowledged that the internal features of the unit had been substantially remodelled and modernised with much of the original features having been damaged or removed completely over the years and more recently, through the unsympathetic strip out works undertaken by the previous tenant when they vacated the building.

3.27. He accepted that the proposal offered a potentially positive intervention that could improve the attractiveness of the unit to the benefit of the listed building. Overall, the principle of the proposed works was confirmed to be acceptable given the nature of the building and that much of the original fabric has not been retained.

3.28. The architect outlined the initial design concept for the alterations and repair works which were accepted by Officers.

3.29. Other matters which were discussed included the creation of the opening and doorway on to the central lobby area, the repositioning of the main access on to Deansgate and the method of fume extraction and ventilation which were all considered acceptable.

3.30. Since the pre-application meeting, the design proposals have been progressed and refined. Further details on the design evolution are set out in the accompanying Design and Access Statement.

4. Policy Context

4.1. The aim of the following statement is to demonstrate that the proposed works meet the requirements of local and national planning policy.

National Planning Policy and Legislation

Planning (Listed Buildings and Conservation Areas) Act 1990

4.2. The legislative requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990, are critical to the re-development of the site as they provide specific protection for buildings of special architectural or historic interest, over and above that provided by development management.

4.3. Section 16(2) of the Act requires that in considering whether to grant listed building consent special regard should be given to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

4.4. Section 66(1) of the 1990 Act requires that, when considering whether to grant planning permission for development which affects a listed building, the local planning authority, *"shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses".*

4.5. Section 72 of the Act provides a specific, "duty as respects conservation areas in exercise of planning functions". Consequently, the Council is charged with paying, "*special attention….to the desirability of preserving or enhancing the character or appearance of that area".*

National Planning Policy Framework (2018) and Planning Practice Guidance (2014)

4.6. Section 16 (paragraphs 184 – 202) of the NPPF is specific to conserving and enhancing the historic environment. Paragraph 126 of the National Planning Policy (the Framework) advises that local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats.

4.7. In determining applications, the Framework also advices that local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposal on their significance (paragraph 189).

4.8. Paragraph 190 states that 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.

4.9. Paragraph 192 states:

> *"In determining planning applications, local planning authorities should take account of: - the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation".*

4.10. Paragraph 193 states:

> *"When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation."*

4.11. Paragraph 200 states that local planning authorities should look for opportunities for new development within conservation areas and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset should be treated favourably.

Local Planning Policy

4.12. The current development plan for this area comprises the Manchester Core Strategy (adopted July 2012, plan period to 2027) and the 'saved' Policies of the Unitary Development Plan (UDP) (adopted July 1995). The site is located within the City Centre but outside of the Primary Shopping Area.

Core Strategy (2012)

4.13. Policy CC1 (Primary Economic Development Focus: City Centre and Fringe) supports a range of economic development uses, such as retail, leisure, entertainment, cultural and tourism facilities will be encouraged in the City Centre.

4.14. Policy CC9 (Design and Heritage) states that development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments. It also states that new development must support the range of uses the Council expects in the City Centre and contribute to a coherent and integrated physical environment.

4.15. Policy C1 (Centre Hierarchy) sets out that the City Centre will be the focus for commerce, culture, leisure and tourism.

4.16. Policy C10 (Leisure and Evening Economy) states that new development that supports both the daytime and evening economy, contributes to the vitality of district centres and supports a balanced and socially inclusive evening / night time economy will be permitted.

4.17. Policy EN1 (Design Principles and Strategic Character Areas) part 1 requires developers to Consider the City's heritage and continue the rich patter of activity in the core area.

4.18. Policy EN 3 (Heritage) of Manchester's Local Development Framework Core Strategy Development Plan document 2012 (DPD) is broadly consistent with the Framework. This requires developments to be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains.

4.19. Policy DM1 (Development Management) sets out development management requirements including appropriate siting, layout, massing, materials; impact on surroundings; impact on amenity including light, privacy and noise; accessibility for all; community safety and crime prevention; refuse storage and collection; parking; sustainable construction and energy; use of BREEAM and best practice standards for new commercial developments.

'Saved' UDP (1995)

4.20. Various UDP planning policies have been saved, including citywide development control policies and area-specific policies.

4.21. Policy DC10.1 states that in determining planning applications for developments involving the sale of food or drink the Council will have regard to:

a) The general location of the proposed development, including any reference to the area in other policies in the plan;
b) The effect on the amenity of neighbouring residents;
c) The availability of safe and convenient arrangements for car parking and servicing;
d) Ease of access for all, including disabled people; and
e) The storage and collection of refuse and litter.

4.22. In accordance with 'saved' Policy DC18.1, the Council will give particularly careful consideration to development proposals within Conservation Areas and will seek to preserve and enhance their character by carefully considering the effect of major changes to the appearance of existing buildings. The Council will not permit the change of use of a listed building where it would have a detrimental effect on the character or appearance of the building and will not permit any external or internal alteration or addition which would have an adverse effect on its architectural or historic character.

4.23. Policy DC19.1 outlines that the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of buildings of Special Architectural or Historic Interest in the determination of planning application for listed building consent.

4.24. 'Saved' Policy DC26 aims to minimise the adverse impact of noise on noise-sensitive developments.

Local Planning Guidance

4.25. Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (April 2017) provides guidance on design principles, accessibility, environmental standards and parking guidelines. In terms of heritage assets, paragraph 11,45 (Conservation Areas) states that the proposals in these areas should preserve or enhance their character.

4.26. Manchester City Council's website provides detailed guidance on the history, townscape, context and control of development for the Deansgate/Peter Street Conservation Area in the form of a Conservation Area appraisal.

English Heritage Guidance

4.27. English Heritage have produced a large number of useful guidance documents, these have either been revised, or are currently under revision, following the publication of the NPPF where appropriate. The following have been referred to in the preparation of this Statement:

- Understanding Place: An Introduction (EH, 2010, revised 2012)
- Understanding Place: Character and context in local planning (EH, 2011, revised 2012)
- The Setting of Heritage Assets (EH, 2011, under revision)
- Building in Context: New development in historic areas (EH, CABE, 2001)
- Conservation Principles: Policies and Guidance (EH, 2008)
- Seeing the History in the View (EH, 2011)

4.28. English Heritage issued Conservation Principles in 2008 to explain its approach to significance and managing change and identified four main aspects of significance: historic, aesthetic, evidential and communal.

4.29. The relative levels of significance can be measured, as set out in Conservation Principles, which are used within this report:

- **Exceptional** - an asset important at national to international levels' including scheduled monuments, Grade I and II* listed buildings and World Heritage Sites. Substantial harm

should be wholly exceptional.

- **High** - a designated asset important at a regional level and also at a national level, including Grade II listed buildings and conservation areas. Substantial harm should be exceptional.

- **Medium** – an undesignated asset important at a local to regional level, including local (non-statutory) listed buildings or those that make a positive contribution to the setting of a listed building or to a conservation area. May include less significant parts of listed buildings. Buildings and parts of structures in this category should be retained where possible, although there is usually scope for adaptation.

- **Low** – structure of feature of very limited heritage value and not defined as a heritage asset. May include insignificant interventions to listed buildings. The removal or adaptation of structures in this category is usually acceptable where the work will enhance a related heritage asset.

- **Negative** – structure of feature that harms the value of a heritage asset. Wherever practicable, removal of negative features should be considered, taking account of setting and opportunities for enhancement.

5. Heritage Assessment

5.1. NPPF (paragraph 190) requires applicants to describe the significance of any heritage assets affected by a proposal. This section identifies and assesses the significance of the designated heritage assets and considers the impact of the proposals on the asset's significance.

Assessment of significance

Designated heritage assets

Royal London House

5.2. Royal London House, is Grade II listed under the Planning (Listed Buildings and Areas) Act 1990 as amended for its special architectural or historic intertest. The building was listed on 3 October 1974.

5.3. Royal London House, can be categorised within the 'High' category for significance value as per English Heritage's Conservation Principles. It makes a significant positive contribution to the Deansgate conservation area using high quality materials and decorative details. The building is an important example of the phase of 'rebuilding' that was undertaken in the later nineteenth century as slum areas were cleared and is a typical example of the emerging office typology in the Victorian era.

5.4. The significance of the building lies within its fabric and design and predominantly in its historic external architectural detailing and internal features, including large windows with modern plate glass, banded pilasters and projected pigmented architrave.

5.5. However, internally, it is evident that this particular unit has been adapted significantly and has endured numerous phases of unsympathetic alterations in previous years resulting in much of these original historic features having been damaged or removed entirely. Little remains of the early or original features of special interest which extend only to include some of the original cornicing, plasterwork and brickwork, exposed steel columns and beams and 2 no. fireplace openings.

5.6. Further detail on the condition and remaining features within the unit which are of historical interest are included in the accompanying Design and Access Statement, drawings, Schedule of Works / Materials Schedule and Landlord Repair Works Photographic Schedule.

Significance of Royal London House

5.7. Royal London House in its entirety, is considered to be of considerable evidential, historical and aesthetic value. The special interest of Royal London House is therefore associated with its physical fabric and its aesthetic contribution to the wider streetscape and character of this part of the Deansgate / Peter Street Conservation Area. It holds consideration aesthetic value being an example of the style adopted by Charles Heathcote for a number of his buildings and in its use of high quality materials and decorative details externally and internally to the entrance way.

5.8. Royal London House retains some important elements of the original configuration and detailing such as decorative tiles and unique features associated with historic uses. It also holds a number of historical associations including the design by the architect Charles Heathcote and the occupation by numerous diverse businesses in Manchester.

5.9. However, the unit itself has been adapted significantly and much of the original physical fabric has been altered, removed or damaged over the years or more recently as a result on the previous tenants strip out works when they vacated the building. Currently, the unit holds very limited special interest and the present state of the unit internally, detracts negatively from the overall significance of the listed building

Deansgate / Peter Street Conservation Area

5.10. The Conservation Area designation was made by the City Council in June 1985. It includes much of the area surrounding Peter Street and the junctions of Deansgate with both Quay Street and Bridge Street.

5.11. The conservation area is contiguous with other designated areas covering a substantial part of the Victorian city centre. Only part of Deansgate is included in this area, most of the rest of the street being incorporated into Castlefield, Parsonage Garden, St. Ann's Square, Albert Square and Cathedral conservation areas.

5.12. Manchester City Council's Conservation Area Appraisal notes that Peter Street, and its continuation into Quay Street, is the most important junction in the area. The area is predominantly one of commercial buildings, but it also contains a significant number of places of assembly, such as a church, theatre, concert hall, opera house, synagogue and Masonic temple.

5.13. Most buildings in the area display the Manchester characteristic of a tri-partite subdivision of the elevations, consisting of an over-large ground floor, a less highly modelled middle section and a varied top level seen against the sky.

Significance of Deansgate / Peter Street Conservation Area

5.14. The special interest of the Conservation Area is diverse comprises a rich heritage. The area contains a number of designated heritage assets including the Onwards Building (205-209 Deansgate), The Courthouse (184-186 Deansgate), Sunlight House (Quay Street) and the former Deansgate Goods Station which are all Grade II Listed and in relatively close proximity to Royal London House.

5.15. Like Royal London House, it is considered that the Conservation Area can be categorised within the 'High' category for significance value as per English Heritage's Conservation Principles. Royal London House is not specifically mentioned in the Conservation Area appraisal but can nonetheless, be said to make a significant positive contribution to the immediate conservation area context due to the quality of the external materials and detailing of the elevation.

Impact on Significance

5.16. The impact of the proposal on its individual components and the overall integrity and significance of the listed building may be measured as: *adverse; neutral*; or *beneficial*. The key objective is to minimise adverse impact, and, where necessary, to ensure that it is outweighed by the beneficial impact of the development in terms of the delivery of 'public benefits'. Greater weight has therefore been placed on the retention of the elements of historic fabric where appropriate.

Impact on 194 Royal London House

5.17. The proposed refurbishment fit out works associated with the change of use of 194 Deansgate have given special regard to preserving the special architectural and historic interest of the heritage asset. The proposals aim to remove and repair detrimental changes that have occurred to the building over the past century and ensure that the details of the new interventions are complimentary to, and better reveal the historic fabric. In this regard, the proposed works sustain the significance of the heritage asset and put it to a viable use.

5.18. The proposals will achieve a considerable improvement in both the fabric condition and appearance of the unit. The works will restore and make visible key elements of the original detailing of the building and will also allow adaption of the unit to suit modern operational requirements and to meet current building standards.

5.19. Any extant moulded cornices will be retained or repaired where damaged minimising any harm to the historic fabric and enabling legibility of the earlier layout. The existing brick walls and steel columns will remain exposed however, any remaining plasterwork and timber picture rail will be patch repaired to its former height. The proposed works are not considered to harm the special architectural interest of the interior space rather, existing brickwork, skirting and cornicing is to be repaired and restored to enable the historic form the space to be better appreciated. Similarly, the works to repair and restore the ceilings will have a beneficial impact on the heritage asset.

5.20. Replacement shopfronts will be installed to match existing and historic features will be restored and reused. The proposed works are not considered to harm the special architectural or historic interest of the interior space and are necessary to provide disable access to the unit.

5.21. All ductwork etc is to be suspended from the existing soffit meaning there will be no fixings to cornicing or beams. In addition, in terms of fixings for lighting, seating, bar area, and hanging planting troughs are proposed sympathetically which will preserve the historic and architectural significance of the building.

5.22. The concrete floor which holds no historical value will be laid with hardwood flooring in a herringbone pattern which will result in a positive impact on the special architectural interest of the building.

Impact on Deansgate / Peter Street Conservation Area

5.23. Given the works relate principally to internal works, it is not considered that the proposal will harm the setting of the Deansgate / Peter Street Conservation Area.

5.24. External works including the replacement of the shop front and main access and in keeping with existing shopfronts within the ground floor of the building. Similarly, the display of signage and erection of roof top plant will not result in harm to the Conservation Area.

Conclusion

5.25. The Heritage Assessment has identified the special characteristics and significance of the designated heritage assets. The historical research has identified that Royal London House itself has greater historical value that the unit located at 194 but is not considered here due to there being no significant intervention as part of the proposed works. The significance of the Conservation Area as a whole is considerable and holds evidential, historical and aesthetic value.

5.26. The proposal has been reviewed in the light of the relevant planning policy and guidance relating to the historic environment. Under the statutory test, special attention has been given to ensuring the proposals preserve the special historic interest of Royal London House. The proposals also preserve and enhance the character and appearance of the Conservation Area in this location. The proposed development complies with the tests at Sections 16(2), 66(1) and 72 of the Planning (Conservation Areas and Listed Buildings) Act 1990.

5.27. It is concluded that the proposals are focussed predominantly to areas of low heritage significance and of those areas of greater heritage significance, the proposals will facilitate the restoration and contribute to the longevity of those assets. Overall, it is considered that the works will have minimal or negligible impact on the significance of the designated heritage assets.

5.28. In accordance with NPPF paragraphs 192 and 193, the test of whether the proposals will lead to substantial harm or less than substantial harm has been applied. The proposals will not cause any harm to the significance of the designated heritage assets as the features of special architectural and historic interest and character will be preserved.

6. Planning Considerations

6.1. This section considers the principle of development and demonstrates how the proposal accords with the identified relevant policies set out in section 4. Each matter has been addressed in turn below.

Principle of development

6.2. The permitted use of the unit falls under A5 Use Class having formerly been utilised by Topkapi Takeaway. The change of use of the unit from a takeaway (Use Class A5) to a café / restaurant (Use Class A3) would ordinarily be able to be carried out under Part 3, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015. However, Condition 4 of planning permission ref: 060797/FU/CITY1/00 restricts the change of use of the unit to Class A3 (Food and Drink) and states:

"The consent hereby granted is for the use of the premises as a hot food takeaway only and does not grant or imply grant of consent for any other use which falls within Class A3 (Food and Drink) of the Town and Country Planning (Use Classes) Order 1987.

6.3. The reason for the condition cited on the decision notice is as follows:

"For the avoidance of doubt, and as the premises without a full scheme of acoustic attenuation would be unacceptable for other uses falling within Class A3 and which could be associated with music and / or dancing and / or extended hours of operation."

6.4. Subject to noise matters being satisfactorily addressed, the principle of the change of use should therefore be considered acceptable. In this regard, as discussed in detail below, the accompanying Noise Assessment demonstrates that the proposed use, both in terms of operational noise resulting from the change of use and also plant noise emissions does not result in any adverse impact on neighbouring uses.

6.5. Notwithstanding, the proposed use of the unit as a café is supported in this location in accordance with Core Strategy policies CC1, C1, C10 and UDP policy DC10.1 as it will support a balanced and socially inclusive daytime and evening economy. In addition, it will promote the vitality and viability of the city centre by bringing a long standing vacant unit back into beneficial active use.

6.6. The proposals also promote ease of access for all through the relocation of the entrance off Deansgate to allow level access and make adequate arrangements for the storage and collection of refuse and waste.

6.7. In addition to the change of use, full planning permission is also being sought for the installation of roof top plant. Listed building consent is sought for all internal and external alterations to the unit including the display of signage. Separate advertisement consent will be sought at a later date once the detail of the signage is confirmed.

6.8. In these terms, subject to compliance with the relevant development control considerations and heritage matters which are addressed in further detail in this section, the principle of the proposal should be considered acceptable.

Design and access

6.9. The Design and Access Statement provides a detailed analysis of the building and explains how the proposed design has been informed by an in depth understanding of the site and its context and by the design principles set out in Section 5 of this report.

6.10. Section 2 of the D&A is dedicated to analysis of both the internal and external historic features of the building and of the wider historical context. The Design Development and Design Proposal sections examines design principles, appearance, scale, materials and the impact of the proposed works on the heritage assets.

6.11. Section 5 details access considerations and waste management whilst Section 6 provides information on the operation strategy.

6.12. The proposals will achieve a high-quality design and finish which will result in a considerable improvement in both the fabric condition and appearance of the unit. The proposals therefore comply with policies EN1 and DM1 of the Core Strategy.

Impact on heritage assets

6.13. Section 6 of this statement assesses the significance of the designed heritage assets and the impact of the proposed development on the significance of the assets.

6.14. The NPPF test (paragraph 192 and 193) is to determine whether a proposal will lead to substantial or less than substantial harm. Where a proposal leads to less than substantial harm, any harm identified should be weighed against the public benefits of the proposal.

6.15. As demonstrated in Section 6, the proposal will not give rise to substantial harm rather, the proposals will result in a positive impact. The design of the scheme has been informed by the historical research of the building.

6.16. By using design and historical precedents, the proposal will not lead to "*less than substantial harm*" (as is the test at paragraphs 195 and 196), rather there will be no harm at all. Indeed, there will be a positive impact of the proposal on the character and appearance of the listed building and therefore also on the conservation area.

6.17. The proposal enhances the aesthetic value, and protects the historic value of the conservation area and listed building, in line with the Planning (Listed Buildings and Conservation Areas) Act 1990, NPPF paragraph's 192 and 193, Core Strategy Policies CC9 and EN3 and 'saved' UDP policies DC18.1 and DC19.1.

Noise

6.18. A Noise Impact Assessment has been carried out by Hann Tucker in support of the application. The report has assessed both operational noise resulting from the change of use and also plant noise emissions.

6.19. The report demonstrates that the operation of the unit as a café during the daytime should comfortably satisfy the proposed noise breakout limits, thus indicating not adverse impact on surrounding uses including the upper floors of Royal London House which are occupied by offices.

6.20. The exact location and specification for plant is unknown and will be determined at a later date. However, section 9.1 of the report recommends the plant noise emission limits which should be achieved at the nearest noise sensitive location with all plant operating simultaneously. This is 5dB below the measured background noise level.

6.21. The proposed roof top extraction will therefore be designed and located to meet the requisite criteria.

6.22. The proposals therefore adhere to the provisions of 'saved' UDP Policy DC10.1 in that there will be no significant adverse impacts on the amenity of neighbouring residents from noise.

7. Conclusion

7.1. This Planning and Heritage Statement has been prepared by Indigo Planning on behalf of ASE RE A LLP c/o CEG and Federal Café Limited in support of a full planning and listed building consent application for the change of use from takeaway (Use Class A5) to cafe (Use Class A3), internal alterations, replacement glazing / shopfront and installation of fume and kitchen ventilation equipment at Royal London House, 194 Deansgate, Manchester, M3 3NE.

7.2. The proposed works are sought to enable occupation of the unit by Federal Café & Bar. Ordinarily, the change of use could be undertaken through permitted development rights in accordance with Class 3 Part B of The Town and Country Planning (Permitted Development) (England) Order 2015. However, a restriction on the previous permission, restricts the change of use of the unit to A3 Use Class.

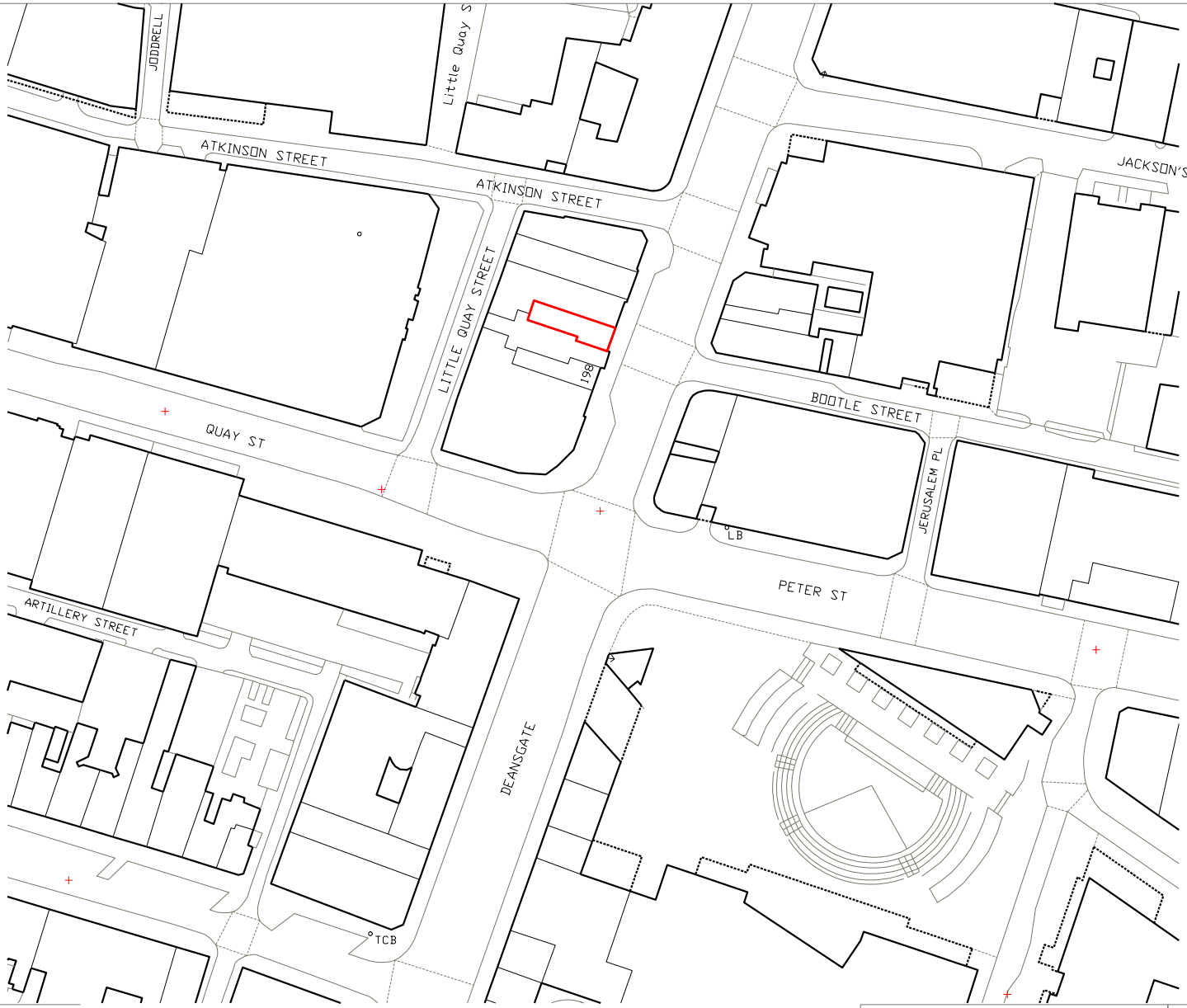
7.3. As it has been demonstrated that there are no adverse noise impacts resulting from the change of use therefore, the principle of the change of use should be considered acceptable.

7.4. The statement has been prepared in the context of national and local planning policy. It is presented to accord with the national policy requirement of NPPF paragraph 129, to describe the significance of heritage assets affected by the proposed development and evaluate the consequent impact of the proposed development.

7.5. The refurbishment fit out works have given special regard to preserving the special interest of the heritage asset. There are limited remnants of features which are of heritage significance within the unit. Nonetheless, the proposals aim to remove and repair detrimental changes that have occurred to the building over the last century and ensure that the details of the new interventions are complimentary to, and better reveal the historic fabric.

7.6. The works will not harm the significance of the designated historical assets and will protect and enhance the architectural and historic features of the unit. In these terms, the proposal meets the statutory tests set out at Sections 66 and 72 of the Planning (Listed Building and Conservation Areas) Act 1990 by preserving the key features of special architectural or historic interest. Indeed, in line with NPPF paragraph's 192 and 193, the proposal serves to enhance the significance of Royal London House and should therefore be approved without delay.

Appendix 1



N

ISSUE				
Rev	Description	By	Chk	Date

Project	194 Deansgate Royal London House	Project No.	18-07
		Dwg. No.	L(-1)000
Title	Location Plan	Date	July 18
		Scale	1:1250 @ A4

Rev.	
By	PG
Chk.	
App.	

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