21 ST JOHN STREET

DESIGN & ACCESS STATEMENT



DEC ‘17 [RevA]

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Introduction.

This design and access statement has been produced by jmarchitects, in support of the planning application submitted for the proposed internal and external alterations including the proposed ground and first floor extension to the rear of the property in St. John Street, Manchester.

The content of this statement complies with guidance prepared by CABE:'Design and Access statements: how to write, read and use them'. It should be read in conjunction with the submitted drawings prepared by jmarchitects and the associated documents and reports.

21 St. John Street is a four storey [including basement], brick building with stone detailing and a slate roof. It has an existing extension to the rear, which was built later than the original building. It is a Grade II listed Georgian terraced house, which has private parking accessed from the rear of the property [Camp Street]. It is currently used as offices for lawyers and solicitors, this application seeks to repair and refurbish the existing building which is in need of major improvement in order to bring it in line with current regulations and to safeguard the condition of the property itself. The Proposal aims to convert the property back into a family residence and retain the existing building by making improvements internally, making some alterations to the existing elevations, removing the pitched roof of the current extension to tie-in with the new proposed extension to make the spaces of the house move liveable for a 21st century family.

Site Location.

The Property is located on St. John Street, Manchester and is situated in a primarily commercial area. The site is conveniently located in terms of easy access to essential community facilities such as local shops, restaurants and recreation space. A number of bus routes pass along Deansgate and Quay Street nearby and Deansgate Rail Station is also accessible, being within walking distance - this line provides frequent links to many destinations.

Objectives of Design and Access Statement.

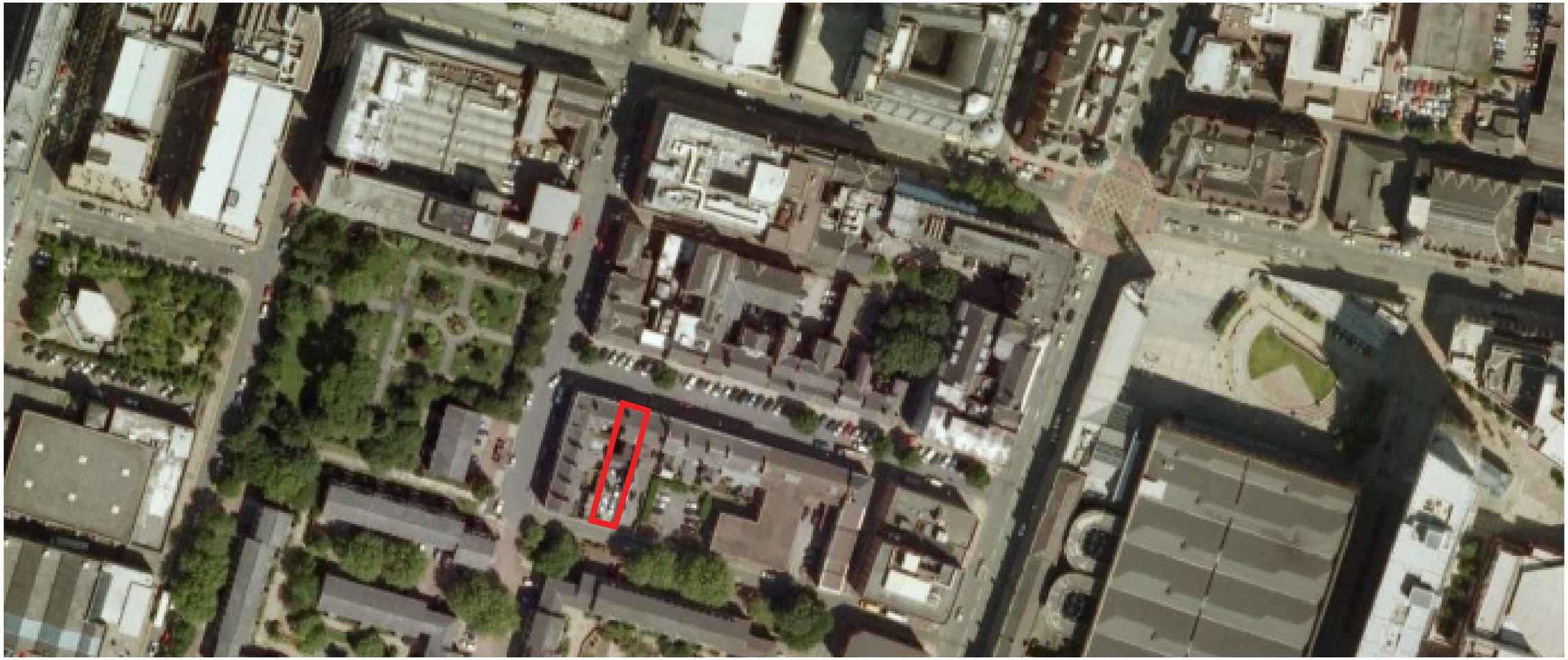
This Design and Access statement sets out:

- Site Location and analysis

- History and character of the development site and how the proposals positive impact on the surroundings and the character of the area.

- The design principles

- Scale, massing, density, orientation and materials.



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LOCATION PLAN

Physical Characteristics.

This design and access statement has been produced by jmarchitects, in support of the planning application submitted for the proposed internal and external alterations including the proposed ground and first floor extension to the rear of the property in St. John Street, Manchester.

St. John Street is the only surviving Georgian terraced street in central Manchester, and forms the heart of the St. John Street Conservation Area which was designated on 4th November 1970. It runs from Deansgate to Byrom Street, at the west end the view along St. John Street and originally terminated by St .John's Church which is now replaced by a formal garden containing a central memorial [St. John's Garden].

Gas lanterns would have originally lined the street, these have been replaced by taller and more powerful modern electric lights. Maintenance of the buildings was carried out in the 1970's and this made a dramatic difference to the appearance of the street, restoring its overall colouring to the red-orange of Manchester brick.

Car parking arrangements was also acknowledged at this time, allowing cars to park at near right angles to the street. Trees were planted along the street in order to soften the visual impact. These items have significantly altered the original concept of the street's urban form. Trees have now replaced the demolished church in terminating the view down the street.

The width of St John Street contrasts sharply with the narrow back streets - Artillery Street, Culvercliffe Walk and Long-worth Street - which provided access to the workers' cottages. The linear, directional character of these streets also contrasts with the static, tranquil spaces of the gardens, particularly St John's Churchyard. The contrast is also significant in the hard materials of the streets and the soft trees and shrubs in the gardens.

Overall there has been minimal changes to St. John Street since being built. Owners generally have ensured that regular maintenance has preserved the quality of the street. However, in the 1960's, partially funded by the City Council, a re-placement of incompatible items such as windows and nameplates was carried out and the painting of timberwork helped re-establish a consistency throughout the street.

The mid-19th century 24 St John Street clearly contrasts with the other typically Georgian buildings in the street. It is higher and more elaborately detailed, with banded rustication on the ground floor, windows framed with architraves, a bracketed cornice and stucco finish.

The remainder of the houses have plain brick facades and simple vertically-proportioned sash windows with narrow glazing bars. They are set well back from the brick facades to create a rhythm of three- dimensional modelling. The only decoration on these houses is around the doors: pedimented Tuscan door-cases with panelled doors and semicircular fanlights above.

It is not known exactly when St. John Street was laid out, but its name is taken from the church and it is reasonable to assume that the houses in the street were built as they were required. Early residents represented a broad mix of occupa-tions, but over time the street became occupied by, and almost exclusively connected with the medical and legal profes-sions which are still occupying the majority of the buildings today.

While the houses fronting the street were built for middle class and professional people, behind them were at least three back streets at right angles where workers lived in very small dwellings and in some places, factories. They would have been workers in commerce rather than domestic staff from the larger houses. These smaller dwellings were poorly constructed and have long since been demolished. The sites they occupied have become gardens, car parking for the consultants offices and courtyards to the surviving larger houses.

St. John Street, although in the city centre, is surprisingly quiet considering the proximity of heavy traffic on Deansgate.

The character of the area is well established by the architectural form of the buildings and by their relationship with each other. It is important that this character is maintained and reinforced and any proposals remain sympathetic to the existing buildings whilst also allowing them to carry on as desirable properties into the next century.


St. John's


St. John's

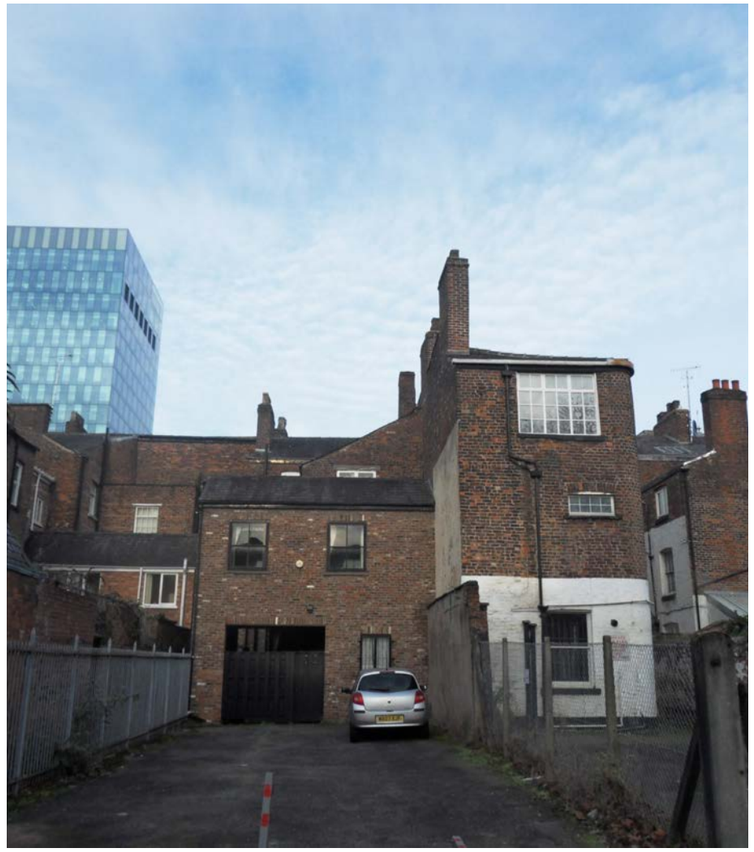


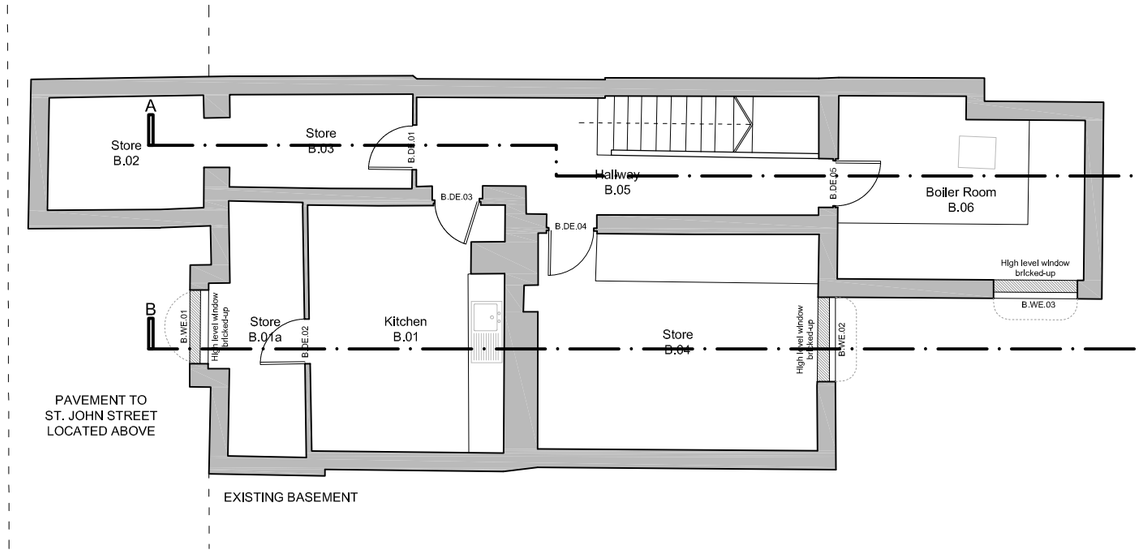
Externally.

21 St. John Street is situated on the southern side of the road and along with the other properties on the street, it has three stories above ground floor level and a basement level.

The rear of the property is a 1980's extension and differs in quality of brickwork and internal floor levels. There are a number of existing windows which have been replaced uPVC and non-Georgian style timber windows over the years.
There is existing car parking to No. 21 which is accessed from the rear of the property, off Camp Street.







Internally.

The property has four main characters:

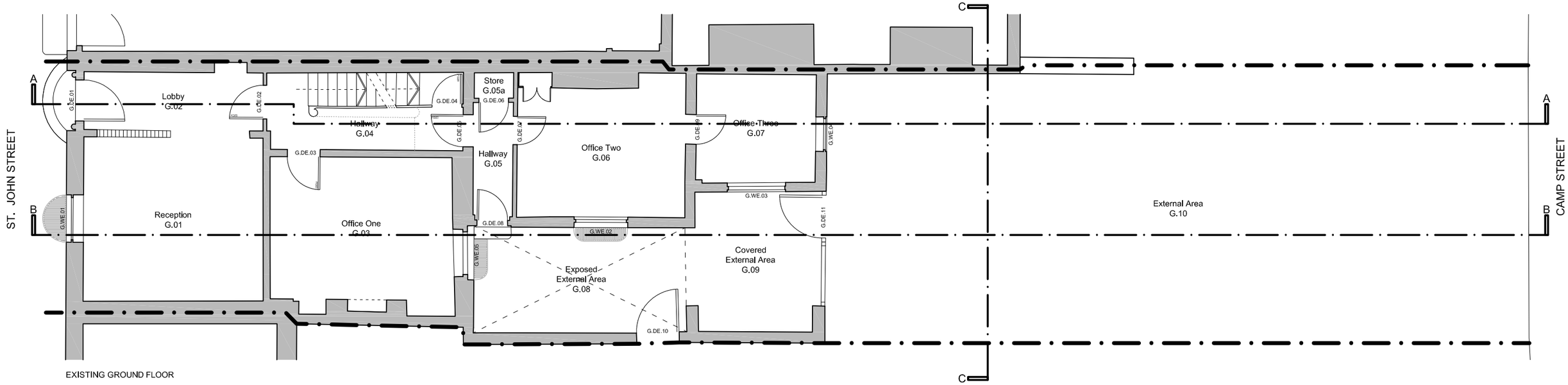
- The main house which is three stories above the basement, two rooms deep and fronts onto St. John Street.

- Basement

- Rear extension which is two storey

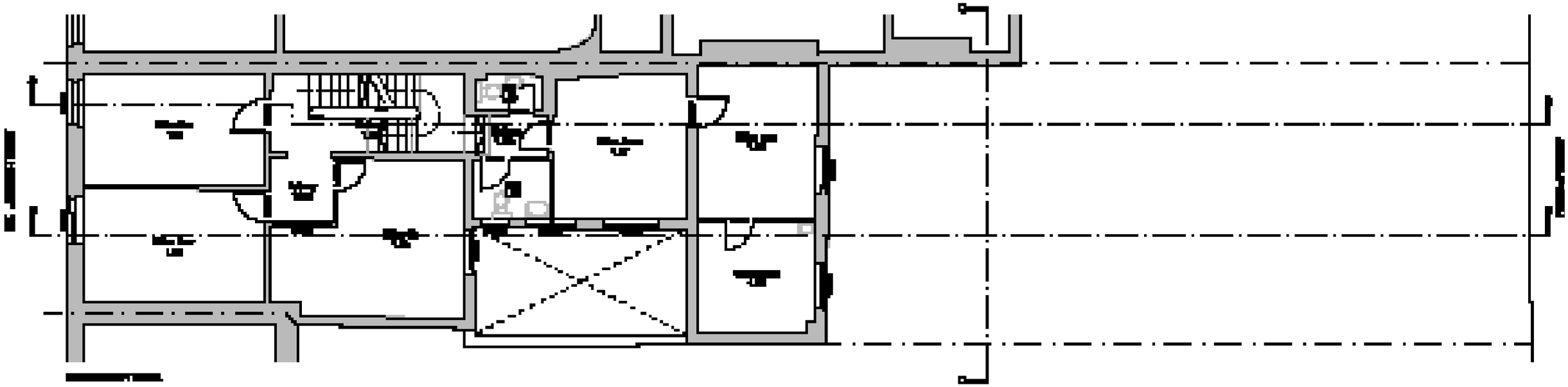
- A central main oval staircase

[An internal photographs booklet accompanies this application for more details]



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EXISTING PLANS



EXISTING SECOND FLOOR

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Conservation Area.

21 St. John Street is part of the St. John Street Conservation Area from which the boundary follows Artillery Street, Longworth Street, Camp Street, Culvercliffe Walk, Lower Byrom Street, Quay Street and Byrom Street.

Manchester Council's guidance for development within the conservation area states that designers should respect the architectural character of the existing historic buildings and create proposals which harmonise with them.

Existing historic buildings require careful maintenance to ensure that their character is not adversely affected and to ensure their continued existence, because it is clear that the qualities of the area are in part established by the completeness of both sides of St John Street and of Byrom Street.

The proposal does not seek to change the appearance of the front of the property and hence will retain the character of the street.

Building Listing.

21 St John Street is grade II listed, details of which are listed below. The detail listing refers to the external appearance only.

Building Name : 21

Parish: Manchester

District: Manchester

County: Greater Manchester

Postcode: M3 4DS

LBS Number: 457300

Grade: II

Date Listed: 25 February 1952
National Grid Reference: SJ 83378 97920

Listing Text:

MANCHESTER

SJ8397NW ST JOHN STREET 698-1/30/401 (South side) 25/02/52 No.21
[Formerly Listed as: ST JOHN STREET (South side) Nos.11 TO 25 (Odd)]

GV II
Row of 3 town houses, now offices. Late C18; altered. Red brick in Flemish bond with some sandstone dressings, slate roof. Double-depth plan, each house single-fronted, with various back extensions. Three storeys over cellars, 6-bays, with a plinth, 1st-floor sill-band, plain frieze and modillioned cornice, each house 2 bays. The doorways are round-headed, and have set-in doorcases with slender engaged Ionic columns and Greek-key friezes, and semi-circular fanlights; the windows are 4-pane sashes (except those at 2nd floor which are 6-pane sashes with shallow upper leaves), those at 1st floor with shallow panelled aprons and otherwise all with raised sills and flat-arched heads. The roof has large lateral chimney stacks crossing the ridge. Interiors not inspected. Matches Nos.11 to 17 (q.v.), forming west end of terrace which is uniform except for No.19 (q.v.).

Listing NGR: SJ8337897920

Planning Policies.

National Planning Guidance.

The National Planning Policy Framework (NPPF) was published on 27th March 2012 and was the Government's attempt to put in place a clearer, more consistent National Planning Policy Framework which consolidates more than 1,000 pages of national planning policy, in 47 documents, into 1 document. This Framework has replaced all the other national planning policy documents.

The NPPF has a clear presumption in favour of sustainable development which should be seen as a golden thread running through both plan-making and decision-making. The Ministerial Foreword sets the tone of the document when it states that, 'Development that is sustainable should go ahead, without delay – a presumption in favour of sustainable development that is the basis for every plan, and every decision.'

The proposed development is consistent with the NPPF's core planning principles. It is important that Councils take advantage of brownfield development opportunities, particularly those which relate to underused assets/properties such as this. It is important that the proposals look to realise the full potential of the site whilst bringing a vacant brownfield site into positive and productive reuse.

Section 4 of the NPPF relates to the promotion of sustainable transport. Paragraph 32 states that, 'Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.' The proposed development would not have a material adverse impact on the road network. There is therefore no justification for refusing the proposed scheme on transport grounds.

Section 6 of the NPPF deals with the need to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities.

In determining applications, great weight should be given to outstanding or innovative designs which help raise the standard of design more generally in the area. The proposed scheme responds to this advice as a high quality
development is proposed, adopting an innovative approach to the creation of new homes within the wider regeneration context.

Attention should also be paid to Paragraph 111, which encourages 'the effective use of land by re-using land that has been previously developed (brownfield land)'.

The NPPF is the latest in a sequence of similar policy statements recording successive Governments' growing
commitments to removing obstacles to investment, development and the creation of jobs. It is therefore an important consideration in the context of this proposal. We have concluded that this proposal represents a positive response from the NPPF with particular regard to sustainability, good design and appropriate approach in respect of regeneration projects.

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Manchester City Council UDP.

Core Strategy.

Manchester's Core Strategy was adopted on 11th July 2012 and is the key Development Plan Document in the Local Development Framework (LDF). It replaces significant elements of the existing Unitary Development Plan as the document that sets out the long term Strategic policies for Manchester's future development and forms the framework against which planning applications will be assessed.

The Core Strategy identifies a series of regeneration areas that together with the City Centre cover the whole City. The application site is located within the City Centre, and more Specifically within the Left Bank District. The City Centre has undergone significant change over the last decade with the rise of City Centre living and the majority of new jobs in the City having been created here. It is and will remain the largest driver of employment growth in the North West and the most significant focus for cultural activity and creativity in the north of England.

Policy SP1 identifies the key spatial policies which will guide the strategic development of Manchester to 2027. It outlines that the Regional Centre will be the focus for economic and commercial development, retail, leisure and cultural activity, alongside high quality city living. In addition, new development should maximise the potential of the City's transport infrastructure, in particular promoting walking, cycling and the use of public transport.

The policy goes on to outline that, development in all parts of the City should:

· Make a positive contribution to neighbourhoods of choice including:
· Creating well designed places that enhance or create character.
· Making a positive contribution to the health, safety and wellbeing of residents.
· Considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income.
· Protect and enhance the built and natural environment.
· Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible.
· Improve access to jobs, services, education and open space by being located to reduce the need to travel and provide good access to sustainable transport provision.

The development would be highly sustainable and be consistent with the aim of bringing forward high quality city living within the Regional Centre.

Policy CC3 Housing, seeks to direct residential development to the City Centre. The Council will encourage accommodation of a high standard which offers accommodation which is large enough to suit a range of occupants, in terms of both the number of rooms and their size.

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.
The Council will support high density and mixed use development in the City Centre, but developers must recognise the specific design challenges that must be overcome to ensure complementarity of function and form. New development must support the range of uses the Council expects in the City Centre and contribute to a coherent and integrated physical environment.
The proposed alterations and additions to the building would have a high standard of design and materials appropriate to its context and the character of the area. It would not have an adverse impact on the listed building or the Conservation Area, with a high level of care having been taken, through the early appointment of a Heritage Consultant and the promotion of proposals which reflect their advice.

Policy EN1 Design Principles and Strategic Character Areas states that, opportunities for good design to enhance the overall image of the City should be fully realised. Design and Access Statements submitted with proposals for new development must clearly detail how the proposed development addresses the design principles, reinforces and enhances the local character of that part of the City and supports the achievement of the Core Strategy Strategic Objectives. The proposal involves a good quality design, and would result in development which would enhance the character of the area and the overall image of Manchester.

Policy EN3 Heritage, states that throughout the city, the Council would encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the city centre. New developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas of acknowledged importance. The sensitive, high quality design adopted for the proposed development accords with the provisions of this policy.

Saved UDP Policies.

Within the UDP the site is identified as being with Area 26 'Quay Street/Deansgate/Liverpool Road/River Irwell'. This is an area described as 'A stable and environmentally attractive area, likely to remain buoyant in terms of demand for smaller commercial premises and for the recently completed private housing at St Johns Gardens'. The policy goes on to state that 'Any redevelopment would be considered very much with reference to the characteristics and qualities of the St John Area and would give encouragement to a wide range of relevant small scale commercial uses'.

Policy DC18.1 (Conservation Areas) states that the Council will give particular careful consideration to development proposals within Conservation Areas. It specifically states that the Council will seek to preserve and enhance the character of its designated conservation areas by carefully considering the following issues:

I. the relationship of new structures to neighbouring buildings and spaces;
II. the effect of major changes to the appearance of listed buildings;
III. the desirability of retaining existing features, such as boundary walls, gardens, trees, (including street trees);
IV. the effect of signs and advertisements;
V. any further guidance on specific areas which has been approved by the Council.

The proposal fully accords with the above policy as it would not result in any major changes to the appearance of the building and will retain existing features where practicable.
The external works proposed are intended to correct unsympathetic recent alterations that are out of character and ensure longevity of the original fabric, thereby enhancing the character of the Conservation Area.

Policy DC19.1 (Listed Buildings) advises that in determining applications for listed building consent or planning applications for development involving or having an impact on buildings of Special Architectural or Historic Interest, the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings and to protecting their general setting.

The proposed Change of Use will ensure that this important Grade II Listed Building is retained and restored to a viable use thereby safeguarding the future of the building. The proposal therefore complies with the above policies.

21 ST JOHN STREET

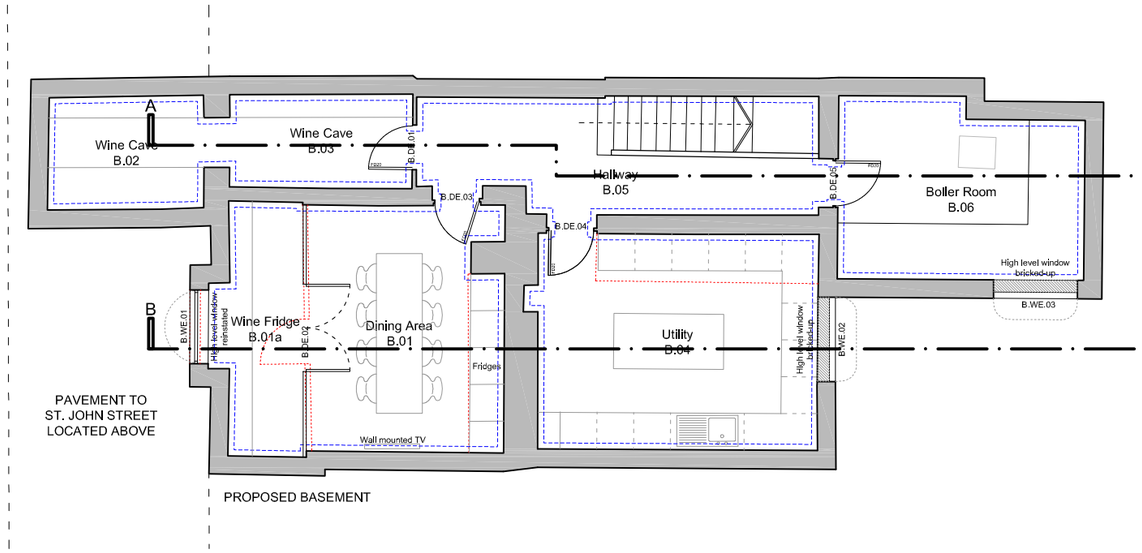
PROPOSED DESIGN

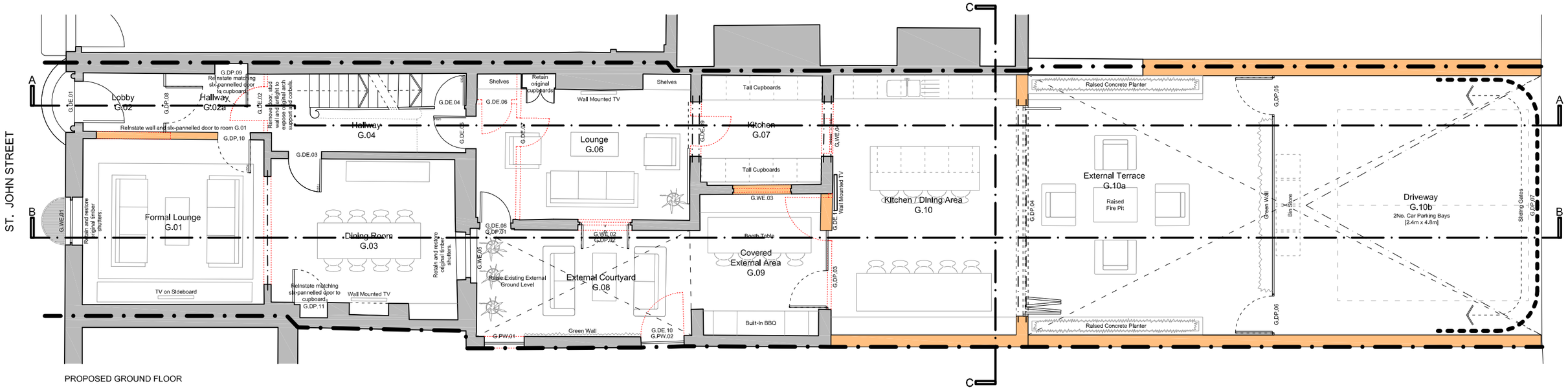


DEC ‘17

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Final Proposed Plans as submitted for Planning.





Proposed Basement plan.
Reinstate high-level window to St. John Street. The basement will be tanked and used mainly as ancillary space and dining.

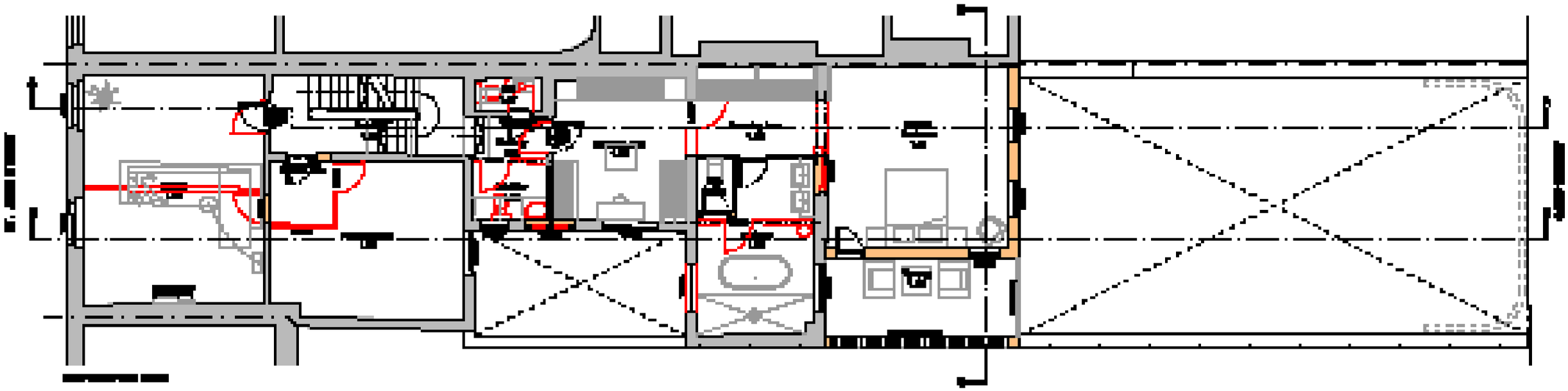
Proposed Ground Floor plan.
The front of the existing building will retain all existing historic features. The two storey rear extension will be attached to the existing 1980's extension. The ground floor will provide the main family living and entertaining areas, including an external courtyard, terrace and parking space for two cars.

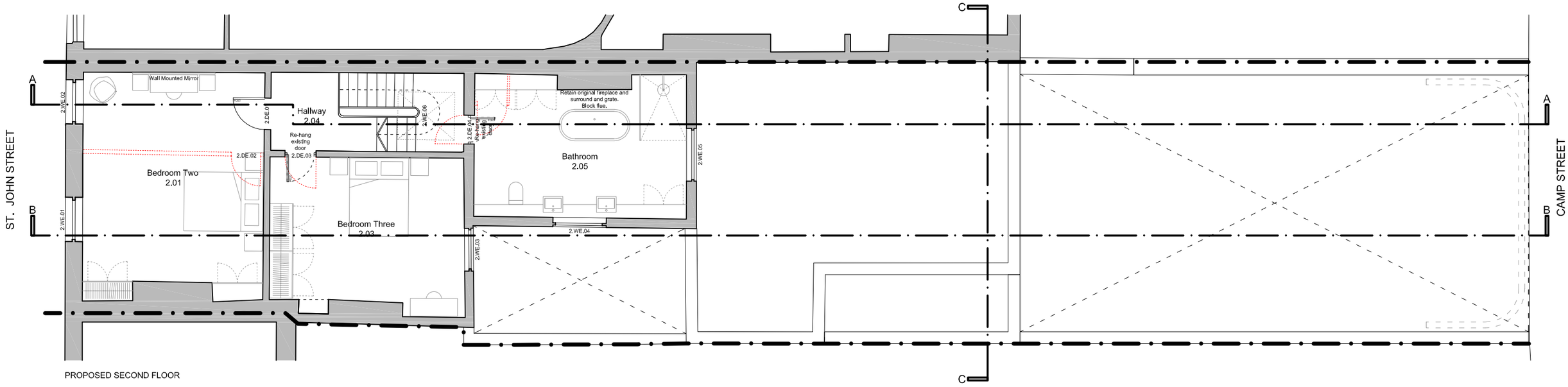
Proposed First Floor plan.
The stud wall to the front of the existing building will be removed to recreate a larger room. The extension will provide a large Master Bedroom with external terrace. The remainder of the original part of the house will for provide an en-suite and dressing area to the master bedroom and a flexible use room.

Proposed Second Floor plan.
Similar to the first floor, the stud wall to the front of the existing building will be removed to recreate a larger room, in this case it will be used as a bedroom. The will also be another bedroom and large family bathroom.

Proposed Roof plan.
The original slate room will remain as existing, the 1980's pitch roof will be removed and replaced with a flat roof to tie-in with the new roof. This will be constructed with a dark grey single ply membrane.

Final Proposed Plans as submitted for Planning.





PROPOSED SECOND FLOOR

PROPOSED DESIGN

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Proposed Design

Use.

The proposal is to make some internal and external alterations to preserve and enhance the existing building as it is considered as a heritage asset to the surrounding area. It is proposed to adapt and extend the current 1980's extension to the rear of the property in order to open up the space into an appropriate size kitchen area for a family house of this calibre. The site's immediate context is a mixture of commercial and residential; some which have undergone
Similar renovations and its proximity to the local centre, neighbouring high street amenities and transport network suggests that the use of the site is suitable for this type of high quality residential development.

Amount.

The existing building houses private consultants office and treatment rooms and has allocated car parking to the rear of the property, off Camp Street. The ground floor consists of a reception room to the front of the property and three offices to the rear. In converting the property back to a residence, the reception room will become a formal lounge and the rear of the property will be living / dining space with the extension becoming the kitchen linking directly to the external courtyards and terrace spaces. The two offices to the front of the first floor are divided by a stud wall, we propose to remove this and reinstate the use of living room. The new extension will house the master bedroom along with a directly accessed terrace. The remainder of the first floor will be a dressing area and en-suite for the master bedroom and also a flexible-use room in the original part of the house. The front of the second floor has also been divided into two office, we propose this to be reinstated as a bedroom. There will also be another bedroom and a large family bathroom to the rear. The current basement layout generally consists of the kitchen and stores. The proposal is to create a dining area to the front room, reinstate the high level window. The remainder of the rooms is largely consists of utility room and wine stores.

The proposal has looked to make minimal changes to the property and seeks to add a layer of history to the building which will see the property into the next century.

Site Layout.

The shell of existing building occupies a portion of the site, leaving good-sized driveway to the rear which can also be divided into a private outdoor terrace which links to the proposed extension and the main kitchen space. Vehicle access will be from the rear of the property, off Camp Street, whilst the main pedestrian access will be to the front of the building, off St. John Street. The proposal aims to provide quality living accommodation within the exiting walls of the property by retaining and repairing these elements of the building that provide the recognised historical asset of the building. Later additions to the property such as the modern uPVC windows at first and second floor level will be replaced with timber sash windows to match the original. The proposal seeks to remove these later additions and re-organise the appearance of the building so it will knit together with the layers of history.

Scale.

The proposed two storey extension to the rear of the property sits within the existing boundary walls and does not seek to Dominate the existing building. The extension will line up on plan with the rear of next door [No. 19]. We propose to remove the pitched roof of the 1980's extension and continue the new flat roof over this. There will be a step back at first floor level to create a terrace which helps integrate with the juxtaposition of all the rear elevations on to Camp Street. The existing boundary wall will be rebuilt to a higher level therefore creating a more private feel. The extension itself will use matching brick but designed in a contemporary manor to work harmoniously with the surrounding context.

Landscaping.

The existing building has a paved courtyard with tarmac covering for the car parking area. We are proposing to tidy up the rear of the property by rectifying the levels in order to provide level access into the rear extension and laying paving slabs which tie in with the proposed flooring of the rear extension. Within the outdoor terrace, we are looking to create a private area with green walls and areas for landscaped potted plants.

The existing rear courtyard is not maintained at only usable as carparking at present so we are proposing to clean, maintain any landscaped areas and create a terrace area which will link the rear living area with the garden. The improvements will give scenic views from within the property and provide natural light to the living areas on ground floor.

Appearance.

This development proposal aims to preserve and enhance the existing property thereby restoring the historical character of the building and giving it a new layer of history. The proposal looks to use a pallet of high quality materials including aluminium and glass to new windows and replace existing modern windows with timber sash windows to suit the age of the property. It is proposed that the material of the new extension will match the existing brick building. The proposed flat roof will have a brick parapet and a single ply roof, this will flow into the adapted roof of the 1990's extension. It is proposed that the front facade will be repaired where necessary but the appearance will not be changed as part of this application.

The existing windows to the property will be repaired and replaced where necessary with new timber framed units to match the existing and any new windows will be aluminium framed allowing the original shell and character of the building to be read. Please refer to the Window schedule C(0)002, Door schedule C(0)003, Specification and Scope of Works C(0)004 and Finishes schedule C(0)005 for more details.



Accessibility.
Pedestrian links:
This property is within a primarily commercial context, immediately adjacent are a range of amenities, from shops, schools, restaurants, pub's all within a short walking distance.

Bus and Rail links.
The site has excellent public transport links, with a number of bus routes running along Deansgate. Deansgate rail station also provides efficient access to the wider public transport network.

Road Links.
The site is situated close to Deansgate providing a main arterial route into Manchester and onto the motorway network.

Vehicular Access.
The site can be accessed to the rear of the property at the moment and it is proposed to create more secure parking for the residence by installing timber gates to the rear and allowing for 2no. car parking spaces.

Cycle Access.
There is space for covered cycle storage within the rear outdoor terrace.

Pedestrian Access and Approach:.
Both internally and externally, all new works to the building will comply with the Building Regulations Approved Document M, which ensures ease of access for all. The rise & going of the proposed new staircase are set to comply with Building Regulations.

Refuse collection.
Bins can be discretely stored in the outdoor terrace, next to the car parking spaces and can be positioned on Camp Street on collection day, compliant with local collection policy.

Summary.
No. 21 St. John Street is currently occupied by Solicitors/Lawyers. The present owner now wishes to revert the property to a single dwelling house and is seeking planning approval for 'change of use' and for Listed Building Consent to undertake the necessary modest conversion works.

This statement and the accompanying supporting documents have analysed the contextual setting and established the historical and heritage value of the property.

No. 21 was constructed circa 1820. St. John Street is the only surviving Georgian terraced street in central Manchester. The building is Listed Grade II [group value] and included within the St. John Street Conservation Area.

Our proposals will maintain the frontage and improve the rear of the property by adding a two storey rear extension which will become a contemporary insertion to the property and will create a modern and more livable open plan kitchen area for this high quality family residence.

Restoration for the existing windows will ensure that the original fabric can be preserved and where restoration is not Possible, it is proposed that the new windows will match the style of the existing and be upgraded. Internally the proposal seeks only minor changes to the layout, which are focused on the removal of 'modern' intrusions.

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