GENTING UK

FORMER MINT CASINO, 40-44 PRINCESS STREET, MANCHESTER

DESIGN AND ACCESS STATEMENT (INCLUDING HERITAGE ASSESSMENT)

OCTOBER 2012

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Appendices:

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1. Introduction

1.1 This Design and Access Statement is prepared to accompany an application for Listed Building Consent for the following listed building works at 40-44 Princess Street in Manchester City Centre:

> *"Application for Listed Building Consent for the replacement of exterior glazing and door panels, a CCTV system and the installation of a platform access lift on the existing internal staircase."*

1.2 This application for Listed Building Consent is associated with a full planning application for the change of use of the former casino to a restaurant (Class A3 Use), which was submitted on 5 July 2012 (LPA ref: 099868/FO/2012).

1.3 The proposed listed building works are required to ensure that disabled access can be provided into the unit, and to ensure the safety and security of the unit.

1.4 No demolition or significant structural alterations are required to accommodate the proposed restaurant use, or provide disabled access.

2. Design

Context

2.1 As outlined in Chapter 1 of this Statement, the proposed minor alterations to the unit are required to ensure that disabled access can be provided and to meet the requirements for a CCTV system, as advocated by Greater Manchester Police in the Crime Impact Statement prepared in support of the full planning application.

2.2 As part of the full planning application, three indicative drawings were submitted to show a number of disabled access options which could be adopted (MR+P drawing no. 4677/407). It has since been agreed that Option 3 – Platform Lift will be progressed, based on the fact that this is the least intrusive solution. The platform lift will be fitted to the existing staircase within the unit. The accompanying drawing (MR+P drawing no. 4677/408) confirms that the existing staircase is of a sufficient width to accommodate the lift and associated equipment.

Appearance

External

2.3 The only works affecting the external appearance of the unit are the changes to the glazing panel and door at the main entrance. These alterations are detailed on the accompanying Existing and Proposed Elevations drawing (MR+P drawing no. 4677/405A).

2.4 The existing door and glazing panel layout will be reconfigured to ensure that the access is DDA compliant. The new door and glazing panels will match the existing and be in line with the existing shopfront.

Internal

2.5 The internal appearance of the unit will be unchanged, with the only alteration to the interior being the installation of the platform lift.

2.6 The lift will be installed on the existing staircase into the unit, as illustrated on the accompanying drawings (MR+P drawing nos. 4677/402A and 4677/408). The specification details of the lift have also been submitted. This includes an illustrative image of the appearance and finish of the lift and confirms that the lift will be a Semi-Automatic Inclined Platform Lift finished in light grey enamel paint.

2.7 Greater Manchester Police requires that CCTV cameras are installed in the foyer area, to view the entrance door and stairs, and in the reception area to view the bar and waiting area. The location of the proposed cameras has been sensitively considered to ensure that they are not affixed to any of the original fabric of the building (MR+P drawing no. 4677/402B). As such, the cameras will have limited impact given their minimal size and sensitive location.

2.8 The wiring required for the CCTV system is already in place within the ceiling voids of the unit.

3. Access

3.1 The application site is well served by local public transport links, including bus stops on Princess Street and Portland Street. St Peter's Square Metrolink station is also located within a 300 metre walk of the application site.

3.2 Consideration has been given to ensure that all aspects of the Disability Discrimination Act (DDA) are complied with and that the building is accessible and useable by all.

3.3 The proposed platform lift will provide disabled access to the unit. This lift will provide direct access from the entrance doors to the restaurant area at the base of the existing stairs.

3.4 As demonstrated on the accompanying drawing (MR+P drawing no. 4677/408), the existing staircase is of a sufficient width to accommodate a platform lift. Even when the lift is in the down position, the staircase will be 1.24 metres wide, which is sufficient to ensure access into and out of the restaurant for other customers and staff.

3.5 This approach has been chosen as it will allow the applicant to satisfy the duties imposed by the DDA whilst also ensuring that the significance of the listed building is preserved. This is explained in further detail in Chapter 4 of this Statement.

4. Heritage Assessment

Introduction

4.1 This Chapter has been produced to meet the requirements of paragraph 128 of the National Planning Policy Framework (NPPF) (March 2012) which states the following:

> *"In determining applications, local planning authorities should require an applicant to describe the significance of any heritage asset 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."*

The Heritage Asset

4.2 The NPPF states that those parts of the historic environment that have significance because of their historic, archaeological, architectural or artistic interest are called heritage assets. Heritage assets are further defined as:

> *"A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions because of its heritage interest".*

4.3 This definition includes designated heritage assets and assets identified by the local planning authority (including local listing).

4.4 No 103 Portland Street (Portland House) is statutorily listed as a building of special architectural or historic interest at grade II and the list entry makes clear that this listing also includes No. 40-46 Princess Street. The building was first added to the list on 6 June 1994. The List Entry Description and associated map is included at **Appendix 1**[1].

4.5 The application site is located within the Whitworth Street Conservation Area.

4.6 The listed building is a large building with two principal frontages. The proposed listed building works solely relate to the Princess Street elevation, which is a

[1] The National Heritage List for England (English Heritage)

component part of the listed building. There are a number of other listed buildings within the vicinity of the Princess Street elevation, which include:

- No. 101 Princess Street (listed grade II GV) – located to the north east on the opposite side of Princess Street;
- No. 103 Princess Street (listed grade II*) – located to south east across Princess Street;
- Langley Buildings, no. 46a Princess Street (listed grade II GV) – located immediately to the south along this side of Princess Street;
- Transact House, nos. 47 and 50 Princess Street and 2 Waterloo Street (listed grade II GV) – located to the south on this side of Princess Street; and
- Manchester Chinese Chamber of Commerce, no 36 Princess Street, 75 Faulkner Street and 94 Portland Street (listed grade II GV) – located to north across Portland Street.

4.7 The application proposals are minor in nature and extent and it is concluded that there will be no impact upon the character or appearance of the conservation area or the setting of nearby listed buildings.

Heritage Policy and Guidance

4.8 The following legislation and planning policy considerations are relevant to the consideration of the heritage implications of the application proposals.

Statutory Duties

The Planning (Listed Buildings and Conservation Areas) Act 1990

4.9 The Planning (Listed Buildings and Conservation Areas) Act 1990 provides that listed building consent is required for:

> *"(s.7) … any works for the demolition of a listed building or for its alteration or extension in any manner which would affect its character as a building of special architectural or historic interest …"*

In determining such applications the following duty is placed upon the decision maker:

"s.16(2) In considering whether to grant listed building consent for any works the local planning authority, or as the case may be, the Secretary of State 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."

National Policy

National Planning Policy Framework (NPPF)

4.10 The NPPF was published in March 2012 and provides a statement of Government planning policies with regard to the protection of all heritage assets. Importantly, the NPPF sets out the level of information that is required in support of applications affecting heritage assets. Paragraph 128 states:

"local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting."

4.11 The guidance clarifies that the level of detail provided should be proportionate to the importance of the asset and no more than is sufficient to understand the potential impact of the proposal on the significance of the heritage asset.

4.12 Paragraph 131 states that in determining planning applications, local planning authorities should take account of the following:

- *the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- *the positive contribution that conservation of heritage assets can make to the sustainable communities including their economic viability; and*
- *the desirability of new development making a positive contribution to local character and distinctiveness.*

4.1 Paragraph 132 confirms that 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 and the more important the asset, the greater the weight should be. It is also confirmed that significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting.

Local Policy and Guidance

Manchester Core Strategy

4.2 Policy EN1 (Design Principles and Strategic Character Areas) requires that developers within the City Centre consider the City's heritage and continue the *"rich pattern of activity in the core area"*.

4.3 Policy EN3 (Heritage) states that the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of the City Centre. New development should support and enhance the historic environment and the character, setting and accessibility of listed buildings. the support text (paragraph 12.21) confirms that:

> *"The re-use of empty listed buildings will be encouraged subject to consideration of the building's special interest and significance."*

Manchester Unitary Development Plan (saved policies)

4.4 Policy DC19.1 (Listed Buildings) states that, when determining applications for listed building consent, the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of listed buildings and to protecting their general setting.

4.5 In giving effect to this policy, the Council will, inter alia, not permit any external or internal alteration or addition to a listed building where there would be an adverse effects on its architectural or historic character

Assessment of Significance

4.6 Heritage assets are those parts of the historic environment that have significance because of their historic, archaeological, architectural or artistic interest.

4.7 Generally, listed buildings hold special architectural or historic interest and conservation areas are designated if they are of special architectural or historic interest, the character of which it is desirable to preserve or enhance[2].

[2] 1972 UNESCO Convention Concerning the Protection of the World Cultural and Natural Heritage

4.8 The principle of selection for listed buildings is published by the DCMS[3] and English Heritage[4] has published guidance on the identification of four types of heritage value that an asset may hold: aesthetic, communal, historic and evidential value. Together, this guidance provides a framework for assessing the significance of heritage assets.

4.9 The following assessment is, therefore, provided of the significance of 40-46 Princess Street, which is a component part of Portland House. The assessment is proportionate to the importance of the asset and sufficient to understand the potential impact of the proposals, given their nature and extent.

4.10 **Appendix 2** includes a series of photographs of the exterior and interior of the application site (basement unit of nos. 40-44 Princess Street).

Architectural Interest

4.11 The building is five storeys in height with a basement and attic. The principal frontage addresses Portland Street, with a return facade to Princess Street. The Princess Street facade comprises 7 symmetrical bays with a square-headed loading bay entrance in the centre.

4.12 The building has a robust form and plan, characteristic of its former function as a commercial warehouse. The elevational design, architectural features and detailing of the red brick facades are of a high quality. Numerous examples of this stylistic approach applied to the commercial building type of this period can be found in Manchester and other urban centres.

4.13 Typically for a Manchester warehouse building of this period, the building is constructed of a standardised frame of mass-produced cast iron columns with red brick cladding and sandstone dressings.

4.14 The principal architectural interest of Portland House is as an example of an urban warehouse building dating from the second half of the 19th century. It is one of a large number of mid Victorian commercial buildings built within this part of Manchester City Centre, and surviving today, and forms part of a group of contemporary former warehouses addressing this part of Princess Street.

[3] DCMS Principles of Selection for Listed Buildings (March 2010)
[4] English Heritage, Conservation Principles, Polices and Guidance (April 2008)

4.15 Originally the interior character of the warehouse would have been utilitarian on each floor, reflecting the former industrial use of the building. Only the relationship of floors with the street level, as well as greater floor to ceiling heights (for example to ground floor level) indicates a sense of hierarchy between the floors within the building. The lower status basement floor, as well as the smaller roof space or attic storey, makes a lesser contribution to the significance of the listed building, relative to those floors in between.

4.16 The plan form and interior of the building has been significantly altered as a result of the adaptation of the building for alternative uses. This has diminished appreciation of the former use and character of these spaces.

4.17 Each floor has been subdivided into a series of units, corridors and rooms through the intervention of modern partitions and service cores. The building is now in a range of uses including offices, restaurants and bars with the majority of original features largely erased or concealed.

4.18 This application relates only to 40-44 Princess Street, which is only one part of the substantial listed building. Within this, the works only relate the basement level of the building which would have been of less importance than other floors, as well as a small part of the ground floor.

Historic Interest

4.19 The building is one of a large number of commercial warehouses developed in Manchester City Centre in the mid Victorian period. According to the list description, it was built in 1870-80.

4.20 It is no longer used as a warehouse and has since been subdivided for a range of uses, including office and commercial uses. The interesting and varied current uses of the building are not readily apparent in the robust architectural form externally. Originally built as a warehouse, like many other Victorian commercial buildings in Manchester City Centre it has proved itself inherently adaptable to new uses as the needs of the city have changed.

4.21 Although now altered, this building still illustrates the former use of the site and the popularity of historical architectural styles for its type in the Victorian period. More broadly, together with the numerous other examples of this contemporary building type within the city centre, these buildings provide evidence of the intense commercial use and prosperity of Manchester, as one of the greatest industrial and trading centres of the later 19th century.

Group Value

4.22 Importantly the building forms part of a linear group of later 19th century commercial buildings along this part of Princess Street (a number of which are also listed, including no. 46a). This is recognised by the notation on the list description dated 1994 which states that the building:

> *"Forms group with no. 101 on opposite corner of Princess Street; and with nos. 105 and 107, 109 and 11, and 113 to 119."*

4.23 The exterior of the building contributes to the characteristic urban streetscene and townscape of this part of the city, rather than as a set piece building or landmark.

Summary of Significance

4.24 The significance of the listed building is principally invested in its robust and well detailed street elevations, and the contribution its facades make to the streetscene of contemporary commercial buildings along this part of Princess Street/ Portland Street.

4.25 The significance of the interior plan form and features of the building is lesser by comparison, due to the original standardised, utilitarian design of these spaces and the impact of very widespread later alterations on their legibility. Evidence that the building was once an open plan warehouse has now largely been erased.

4.26 The significance of the building, in terms of its special architectural and historic interest, can be summarised as:

- Architectural interest and aesthetic value as one example of the later 19th century urban commercial warehouses which characterise this part of Manchester City Centre.
- Historical interest and communal and historical value in illustrating the former use of the site and the popularity of historical architectural styles for buildings of this type and age.
- Together with other numerous examples of the building type of this period in Manchester, the building provides evidence of the prosperity of the city as a major industrial and trading centre in the later 19th century.
- Group value as one of a number of contemporary commercial buildings along Princess Street, which contribute to the distinctiveness of the city centre townscape.

Impact on Significance

Introduction

4.27 Paragraph 129 of the NPPF confirms that local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal. They are also advised to take this assessment into account when considering the impact of a proposal on a heritage asset.

4.28 It is important to note that the proposed listed building works relate only to the basement and part of the ground floor of 40-44 Princess Street which is only a small part of the heritage asset.

The Proposals

4.29 The application proposals are for minor and limited works of internal alteration as well as replacement glazing on the ground floor of the listed building. The proposals comprise:

- Installation of platform lift on existing internal staircase
- Replacement glazing and entrance door at main entrance to unit
- Installation of CCTV system (internal and external)

4.30 The application site comprises the basement unit and part of the ground floor of 40-44 Princess Street. The unit was formerly occupied by the Mint Casino but has now been vacant for over 2 years. The proposed works will enable the unit to be occupied by a restaurant operator and will, therefore, ensure that the unit is kept in active use and maintained.

Assessment

4.31 The proposed works have been informed by pre-application discussions with Manchester City Council during a meeting on 14th September 2012.

4.32 The application proposals have been closely informed by a clear understanding and appreciation of the significance of this designated heritage asset. The proposals respond positively to this context, and have been carefully considered to ensure that the significance of the listed building will be sustained and enhanced – in accordance with Paragraph 128 of the NPPF.

4.33 The proposals have also been informed by the knowledge that maintaining a listed building in active use is the best way to ensure that the heritage asset can be conserved in the long term. This approach is in accordance with Paragraph 131 of the NPPF and development plan policies EN3 and DC19.1. Portland House (including nos. 40-46 Princess Street) is no longer in the use for which it was originally designed. It has already proved itself adaptable through the conversion for new uses, whilst retaining its historic integrity and architectural character.

4.34 The proposed works of alteration to the exterior of the former Mint Casino unit are minor. The reconfiguration of the main entrance door and replacement glazing will ensure that the unit is DDA compliant whilst also being sympathetic to the architectural and historic characteristics of the building's facade. The proposed glazing will be flush with the existing facade and appear as existing.

4.35 The platform lift will be installed within the unit. The submitted drawings confirm that the lift will be mounted to the floor rather than to any historic fabric within the building.

4.36 An existing CCTV system is installed with the unit, including wiring within existing ceiling voids. This system will be recommisioned, along with the installation of new cameras in existing fixings. The submitted drawings confirm that none of the proposed cameras will be fixed to original fabric within the building.

4.37 The new proposed interventions have been carefully positioned and well designed to ensure minimum physical impact on existing original or historic fabric or features within the listed building. The interior of the listed building is an area which was inherently designed to be flexible, and is less sensitive to further alteration than the external street facades. The proposals will have no impact on the form, fabric or architectural character of the street elevations or its group value within local townscape views – which are the elements of the listed building which make the principal contribution to its significance, in accordance with the statutory duties under the Planning (Listed Building and Conservation Area) Act 1990. The proposals would not, therefore, result in any harm to the significance of this designated heritage asset, in accordance with Paragraph 132 of the NPPF and development plan policies EN3 and DC19.1.

Summary and Conclusions

4.38 The application proposals adopt a sensitive approach to works to the listed building, which are based on a clear understanding and appreciation of the significance of this designated heritage asset. Importantly, the proposals will help

to ensure that this unit within the listed building is brought back into a beneficial use. The proposals will, therefore, secure the ongoing active use of the basement floor within the building that is currently vacant in accordance with national and local planning policy (including Core Strategy Policy EN3 and UDP Policy DC19.1).

4.39 The proposed alterations will mainly be confined to the interior of the unit which has already been significantly altered and subdivided. The replacement glazing at the main entrance has been designed to reflect the existing arrangement and appearance. The proposed works will, therefore, have no impact on the buildings more important and more intact exterior elevations, or its group value of other contemporary former warehouse buildings addressing Princess Street.

4.40 The proposals will preserve the special architectural and historic interest of the listed building and the significance of this designated heritage asset will be sustained and enhanced in accordance with the statutory duties under the Planning (Listed Building and Conservation Areas) Act 1990, together with the guidance set out in the NPPF.

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