Application for
Planning Permission
& Listed Building Consent
at:

45 Dale Street, Manchester, M1 2HF

November 2013

Appendix D
Planning & History Statements

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Introduction

The Building was originally built as warehousing and merchants offices, at the fortunes of the Manchester grew.

The is little specific information about this building, and the listing is interested in the facade and the group of buildings. It is “another” Mancuion Warehouse, but quite small!

What we are proposing is another chapter in the evolution of the building, illustating the changing streetscape of Manchester

Our proposals are modest, and the most recent use as a Gallery illustrates the building is highly suitable for the proposeed use.

Previous Use - MCR Photographic Gallery















The Gallery rang several very successful, with major exhibition, and opening parties. The Gallery held a number of important Manchester based exhitions, with key events being supported by some of Manchesters “local heros” including Peter Hook who played live at the gallery, supporting an exhibitiuon of the Hacienda.

The idea of a bar came about from these events, as the building demonstrated its suitability for hosting events without alteration at this time.

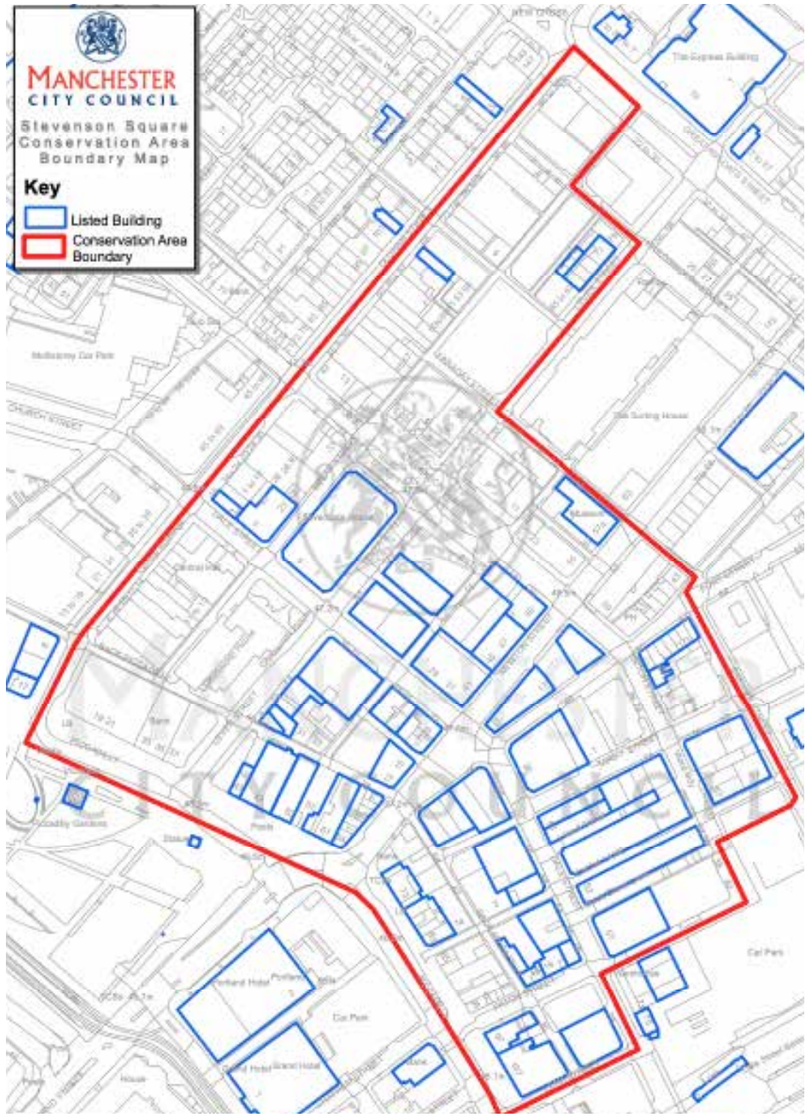
At this time, the space was only missing a fixed bar, and toilets.

Over the time the Gallery operated, the venue made an important contribution to the Northern Quarter, and illustrated the ease of operating a venue at this location.

We are not aware of operational issues, or problems that across from the venue.

The venue only closed due to funding issues.

Heritage Assessment; Conservation Area



Stevenson Square Conservation Area map, courtesy of Manchester City Council

Stevenson Square conservation area lies on the north-eastern edge of the city centre of Manchester. It is one of a group of three designated by the City Council in February 1987; the others are Shudehill and Smithfield. Stevenson Square is the most easterly of the city centre conservation areas, and was subsequently extended in December 1987 to include houses on Lever Street and Bradley Street.

During the latter half of the 19th century most properties in and around the present day conservation area were replaced by solely commercial buildings. Oldham Street, with its millinery and clothing-related shops was a favourite shopping district with Manchester's fashion-conscious residents up to the last quarter of the 20th century.

A sudden decline of the shops coincided with the opening of the Manchester Arndale Centre in 1975, which changed the focus of retailing in the city centre.

The conservation area still has a high proportion of under-utilised floorspace, reflecting a lack of investment, partly because it is no longer fashionable for shopping.

The Stevenson square conservation area represents a significant portion of the city centre in which the majority of Victorian buildings remain intact. Many are listed by the Department of the Environment as being of special architectural or historic interest. Very few buildings from the 18th century are still standing in the conservation area. The earliest include a few groups of houses and two public houses.

English Heritage Listed Building Statement

SJ8498SE DALE STREET 698-1/29/85 (East side) No.47

GV II

Merchants' warehouse (with No.45 to left, q.v.); now textiles wholesalers' premises. Later C19; altered. Red brick in stretcher bond (painted white at ground floor) with some sandstone dressings, slate roof. Long narrow rectangular plan. Basement and 2+2 storeys, 4-window front with pilastered corners, sill-band to 2nd floor, terracotta "corbel table" to prominent moulded cornice, and low parapet. Doorway in 2nd bay has brick pilasters with stone imposts and segmental canopy over decorated lintel (door now covered by roller blind), former window to left altered as doorway, basement and ground floor windows to right with fixed plain glazing, and over each window a large swag; recessed sashed windows on upper floors with stone sills and lintels; some small bands of saw-toothed and egg-and-dart terracotta decoration to the heads and sills. Long south side (to Lizard Street) in 2 portions: a 6-window range with segmental-headed windows, mostly 4-pane sashes; and beyond this a continuation which has (inter alia) 4 large rectangular former loading doorways, mostly blocked or altered, but with remains of wall-cranes beside the 3rd and 4th. (Continued to rear is range which is rear wing of 30 and 32 Hilton Street, q.v.) Interior not inspected. Included for group value.

Listing NGR: SJ8465598278

Basement - Features

Existing equipment, to remain if possible to make safe

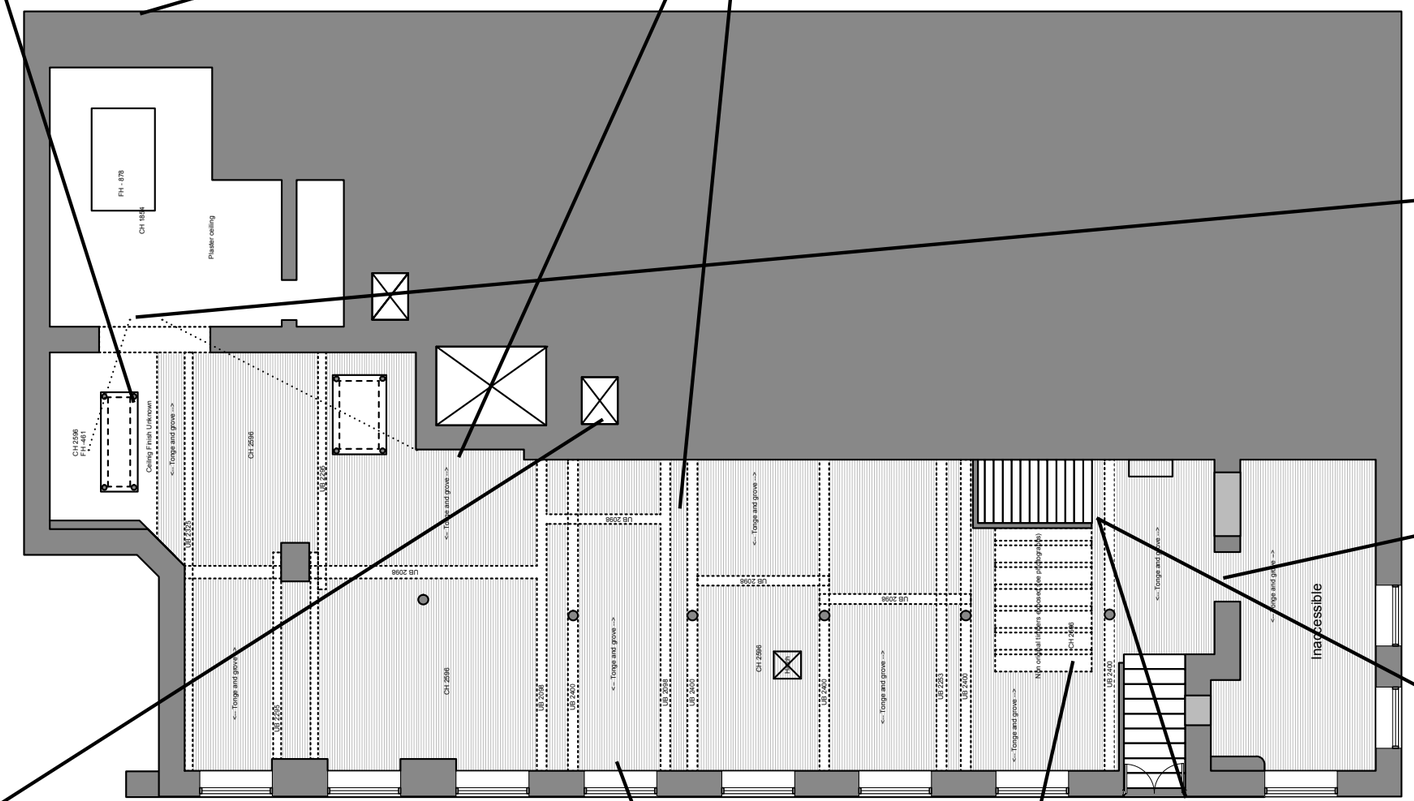


Existing lift doors to be sealed and retained



Historical reinforcement of GF







View from rear



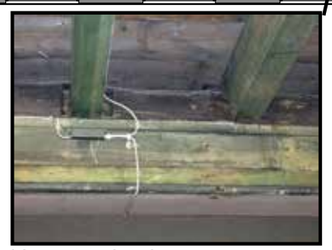
Inaccessible area



Existing service riser



Typical basement window reveal



Non-original timbers



Original stairs to be re-opened



Original stair newel post

Ground Floor - Features

Existing sliding doors, to be retained right side only to open, left to be fixed



Existing sliding doors, to be retained

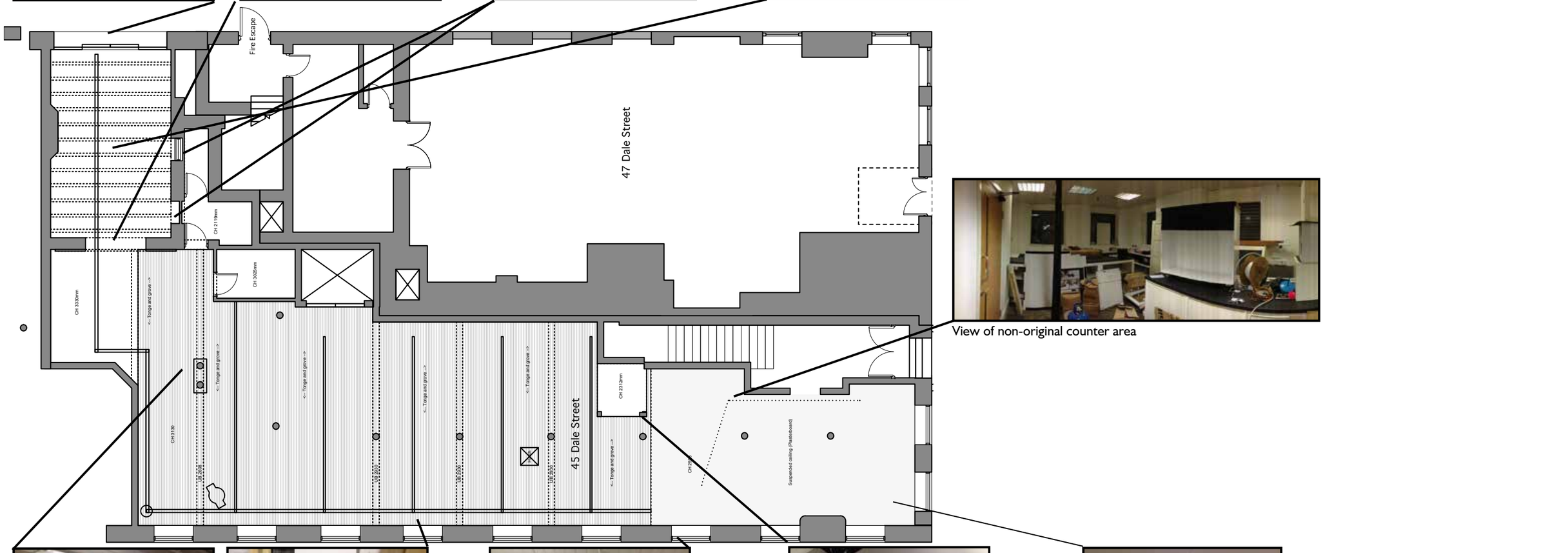


Existing features to be retained



Existing hatch, sealed and retained





View of non-original counter area



General interior showing columns



Example of historically modified basement window openings (to remain)



Existing window reveal example (Reveals to be retained)



Original stair break through above



non-original suspended ceiling

Response to NPF

Parargraph 7.
There are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:

- an economic role – contributing to building a strong, responsive and
- competitive economy, by ensuring that sufficient land of the right type is
- available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
- a social role – supporting strong, vibrant and healthy communities, by
- providing the supply of housing required to meet the needs of present and
- future generations; and by creating a high quality built environment, with
- accessible local services that reflect the community's needs and support its health, social and cultural well-being; and
- an environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to
- a low carbon economy.

Turning a redundant ground and basement into a bar that is open during the day, with a mixed clientel, with minimal alterations, yet addressing the impact to the wider streetscape addresses this paragraph

9. Pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people's quality of life, including (but not limited to):

- making it easier for jobs to be created in cities, towns and villages;
- replacing poor design with better design;
- improving the conditions in which people live, work, travel and take Leisure

Clearly the work that is being proposed creates positive improvement to the immediate streetscape with job creation.
Core planning principles

Parargraph 12
- See Responce to UDP

Parargraph 17.
Within the overarching roles that the planning system ought to play, a set of core land-use planning principles should underpin both plan-making and decision-taking.

- proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the residential and business communities;
- always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;
- take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it;
- encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value;
- conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations;
- actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable; and
- take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs.

The proposals enhance the core values of planning, and are in demand by the current businesses and people of Manchester.

The building needs enhancement, but there is a need to balance this against the historic chacter of the area, which the scheme does.

Building a strong, competitive economy
Parargraph 18.
The Government is committed to securing economic growth in order to create jobs and prosperity, building on the country's inherent strengths, and to meeting the twin challenges of global competition and of a low carbon Future

The proposals take a redundant building , and create jobs, and prosperity.

Parargraph 19.
The Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth. Planning should operate to encourage and not act as an impediment to sustainable growth. Therefore significant weight should be placed on the need to support economic growth through the planning system.
This is for the planners to ensure.

Parargraph 20.
To help achieve economic growth, local planning authorities

Response to NPF

should plan proactively to meet the development needs of business and support an economy fit for the 21st century.
This is for the planners to ensure.

Parargraph 21.
Investment in business should not be over-burdened by the combined requirements of planning policy expectations.

- support existing business sectors, taking account of whether they are expanding or contracting and, where possible, identify and plan for new or emerging sectors likely to locate in their area. Policies should be flexible enough to accommodate needs not anticipated in the plan and to allow a rapid response to changes in economic circumstances;

This is for the planners to ensure.

Parargraph 23.
Planning policies should be positive, promote competitive town centre environments and set out policies for the management and growth of centres over the plan period. In drawing up Local Plans, local planning authorities should:

- recognise town centres as the heart of their communities and pursue

policies to support their viability and vitality;

- define a network and hierarchy of centres that is resilient to anticipated

future economic changes;

- define the extent of town centres and primary shopping areas, based on a clear definition of primary and secondary frontages in designated centres, and set policies that make clear which uses will be permitted in such locations;
- promote competitive town centres that provide customer choice and a

diverse retail offer and which reflect the individuality of town centres;

- retain and enhance existing markets and, where appropriate, re-introduce or create new ones, ensuring that markets remain attractive and competitive;
- allocate a range of suitable sites to meet the scale and type of retail, leisure, commercial, office, tourism, cultural, community and residential development needed in town centres. It is important that needs for retail, leisure, office and other main town centre uses are met in full and are not compromised by limited site availability. Local planning authorities should therefore undertake an assessment of the need to expand town centres to ensure a sufficient supply of suitable sites;
- allocate appropriate edge of centre sites for main town centre uses that are well connected to the town centre where suitable and viable town centre sites are not available. If sufficient edge of centre sites cannot be identified, set policies for meeting the identified needs in other accessible locations that are well connected to the town centre;
- set policies for the consideration of proposals for main town centre uses which cannot be accommodated in or adjacent to town centres;
- recognise that residential development can play an important role in ensuring the vitality of centres and set out policies to encourage residential development on appropriate sites; and
- where town centres are in decline, local planning authorities should plan positively for their future to encourage economic activity.

This is for the planners to ensure.

Parargraph 56.
The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.
The active use of the building, and the sensitive enhancement of the building will ensure this point.

Parargraph 57.
It is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.

The active use of the building, and the sensitive enhancement of the building will ensure this point.

Parargraph 60.
Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness.
The sensitive enhancement of the building will ensure this point.

Parargraph 61.
Although visual appearance and the architecture of individual buildings are very important factors, securing high quality and inclusive design goes beyond aesthetic considerations. Therefore, planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic Environment.
The sensitive enhancement of the building will ensure this point.

Parargraph 126.
Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment,29 including heritage assets most at risk through neglect, decay or other threats. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. In developing this strategy, local planning authorities should take into account:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- the desirability of new development making a positive

Response to NPF

contribution to local character and distinctiveness; and
- opportunities to draw on the contribution made by the historic environment to the character of a place.

This is for the planners to ensure.

Parargraph 128.
In determining applications, 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 assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.
We have covered this elsewhere in the information supplied

Parargraph 129.
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 assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.
We are not aware of any information other than the listing details of the building. We have researched the building but found no information about this particular building.

Parargraph 131.
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;
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- the desirability of new development making a positive contribution to local character and distinctiveness.

The sensitive enhancement of the building and bringing back the basement and ground floor to active economic use will ensure this point.

Response to UDP

Through the successful development of 45 Dale Street into a café/bar we look to achieve and advance a number of specific points discussed in the Manchester City Council UDP.

- Upgrade the appearance of all radial routes (road, rail and waterway) such that they become attractive and welcoming.
- Protect and enhance Manchester's Victorian, Edwardian and Georgian architectural and historic heritage.
- Promote a safer environment for all, but especially for women and children.
- Improve and add to the City's stock of sporting and recreational facilities, both to enhance the quality of life and to support the City's international reputation.
- Make Manchester accessible to everyone, with special emphasis on mobility-impaired people.
- Encourage community involvement in the development process and in the improvement of the environment.

National Planning Policy
Delivering Sustainable Development is a core part of the Government's strategic objectives for the planning system, outlining sustainable development as the core principle underpinning planning understood as the 'simple Idea of ensuring a better quality of life for everyone now and for future generations'. Consequently, 'planning decisions should be taken in accordance with the development plan unless other material considerations indicate otherwise'.

In particular, sustainable development should be promoted through; 'making sustainable land available for development in line with economic, social and environmental objectives'; 'ensuring high quality development through good and inclusive design, and efficient use of resources'; and, 'ensuring that development supports existing communities and contributes to the creation of safe sustainable, liveable and mixed communities'. The general approach to delivering sustainable development identifies that planning authorities should seek to; 'Promote the more efficient use of land through higher density, mixed use development and the use of suitably located previously developed land and buildings. Planning should seek actively to bring vacant and underused previously developed land and buildings back into beneficial use'.

The application proposal involves the re-use and regeneration of a Grade II Listed building within the City Centre of Manchester and central to the Stevenson Square Conservation Area. Since its original use as an area of storage, the basement demise of this building has seen no other successful and defined use. The limited changes will successfully provide a use and secured the existence of this area of the building for the foreseeable future. Essentially, the alteration to the building fabric is limited and does not impact upon the architectural and historical value of the building and wider Stevenson Square Conservation Area.

Manchester Unitary Development Plan
I1.4 The Council will continue to encourage further development in the Regional Centre for those activities which will benefit from a regional centre location both in terms of the refurbishment of existing buildings, where these need to be retained to safeguard the appearance and character of the area, and the sensitive redevelopment of vacant sites.

The Council wishes to see the development of

- safe and attractive areas for informal recreation within easy reach for all
- encouraging the provision of street cafes in appropriate locations.

Policy E3.5 promotes safety in new development ensuring that layout is developed with safety in mind, and that community facilities are located where they are easy and safe to visit.

Policy EL1 supports new development where it is adequately served by public transport. Regarding the environment.

As discussed in the subsection of the Design and Access statement 'Public access to site' the plot benefits from a great city centre location, allowing a number of access routes from train, tram, bus, bike or foot. The location means that visitors can easily access other city centre attractions on foot, whether this be socializing in the bars along Thomas Street or shopping in the Arndale.

In considering the impact of a proposal on any heritage asset, local planning authorities should take into account the particular nature of the significance of the heritage asset and the value that it holds for this and future generations. This the local planning authority to avoid or minimize should use understanding conflict between the heritage asset's conservation and any aspect of the proposals.

Architectural Interest: 45 Dale Street is a modest sized former warehouse, constructed of a cast-iron frame, typical of the period, finished in Flemish bond red brick with sandstone and brick detailing. The building primary features are the facades, with their detailing with a terracotta "corbel table" to prominent moulded cornice, and low parapet.

The building is narrow in plan, only half the depth of the "block plan". As ground floor and basment space has a series of cast iron columns running parrellel to Tariff Street. Care must therefore be given to ensure that the vista along through the space is not compromised, and the design does not block this aspect of the space. The building has a rear entrance from Lizzard Street, and this construction is separate from the main space.

The key points of the ground floor and basement spaces are;
Exposed Brickwork
Cast Iron Columns
Exposed Beams
Exposed and original timber floor
Open and unhindered view along the single space

All these aspects of the building will be unaffected, as we are limiting the services to the original "vertical riser" – the lift shaft. The lift shaft is no longer in use, and a modern lift

Response to UDP

would not fit within the small space. The other issue is that the lift is in the “middle” of the floor plan, and to create a circulation route to the lift from the main entrance, as well as “fire seperation” would destroy the “architectural; character of the main space, which is “open and unhindered view along the single space”

This application is only for the ground floor and basement, and as such we will only be commenting on the areas that application covers.

We are using the existing lift shaft as a ventilation riser, and for services between the ground and basement. This allows us to create no affect to the quality of the spaces or the features of the building. We are introducing a new lourved door at the top of the lift shaft. This will replace the existing door at the top of the lift, as there will be no damage to the building.

Historic Interest: 45 Dale Street was Grade II Listed in as part of a ground of buildings, but there is no information regarding the original construction – it was probably just a small infill project, sitting amougst bigger and more impressive buildings. It is one of a number of a number of commercial warehouse buildings in the Stevenson Square Conservation Area, but its importance is that it is part of a group of similar warehouse buildings rather than a special “one off”.

Along with the above noted architectural, the listing identifies the group value the building has in association with the predominance of industrial and commercial warehousing found along Dale Street and the wider Stevenson square area. The siting of the building is influenced by William Stevenson’s planning of the area in the mid-18th century. The development of Manchester as an industrial hub meant that by the mid 19th century, commercial buildings replaced these plots leaving the streetscape that we see today. Further information contained in Chapter 3 – Heritage assessment; building listing and Chapter 4 – Heritage assessment;

conservation area.

The building is robust in nature, and because of the small floor areas has not been divided up previoulsy. As such the ground floor and basement spaces are similar to what was originally created

The primary facades have been retained intact and but shows damage from weathering, painting and bad cleaning over the years.

From reviewing the above information it is clear that it is the facades and wider associated with the cotton industry is the primary factor in providing a listing.

HE7.4 Local planning authorities should take into account: the desirability of sustaining and enhancing the significance of heritage assets, and of utilizing their positive role in place-shaping; and the positive contribution that conservation of heritage assets and the historic environment generally can make to the establishment and maintenance of sustainable communities and economic vitality by virtue of the factors set out in HE3.1

The proposed usage of the basement and gound floor is very compatible with the type of creative workforce generally found in the area Northern Quarter. These trades include clothing design, wholesale, architecture, design and arts. These are trades that have been found in the areas since 45 Dale Street was originally constructed, and will continue to contribute to an area recognized as the creative heart of the city. A social hub for these trades as this proposal effectively is, is therefore ideally suited to the location and will therefore make a positive contribution to the area and the heritage asset herewith.

Development control policies
Policy DC18 -Conservation Areas
The local planning authority will give consideration to new development in Conservation Areas through addressing the relationship of new buildings to existing ones, the effect of appearance changes, the desirability of retaining existing features, and the effects of signs, whilst demolition will not be granted unless the existing building is deemed beyond repair.

The alteration to the rear entrance is crucial to the sustained development and usage of the ground floor and basement space. DDA compliant individually accessed basements are particularly hard to successfully achieve in Manchester City Centre without severely affecting the relationship of the façade and the street. Through installing the entrance within an area hidden away from the primary facades, we can create a contemporary architectural installation that references the new and old, but which also functions successfully and is study enough to endure the city and its climate. The area, in which the alterations will take place, is of lesser architectural interest and constructed from lesser materials then the primary frontages.

DC19.1 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. In giving effect to this policy, the Council will: Not grant Listed building consent for the demolition of a listed building other than in the most exceptional circumstances, and in any case, not unless it is satisfied that every possible effort has been made to continue the present use or to find a suitable alternative use; Not permit a change of use of a listed building, where it would have a detrimental effect on the character or appearance of the building; Not permit any external or internal alteration or addition to a Listed building where, in its opinion, there would be an adverse effect on its architectural or historic character; Seek to preserve and enhance the settings of listed buildings by appropriate control over the design of new development in their vicinity, control over the use of adjacent land, and where

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appropriate, by the preservation of trees and landscape features; Permit demolition only where there are approved detailed plans for redevelopment and where there is evidence of a firm building contract; Not permit alterations to a listed building, which would prevent the future use of any part of the building, in particular, upper floors or basements, or where poor maintenance is likely to result.

The building has previously changed its of use, and we look to continue the evolution of the building. All areas of the interior will be refurbished to a standard that strikes a balance between highlighting the internal features and confirming to building control requirement. The featrues such as cast iron framing, do remain, but much of the ceilings and walls have been modernized. As this was warehousing, and in particular this is a basement space, much of the interior was originally sparse with a basic fit out. The architectural merit relates to the façade, in which the original property owner showed off his wealth by investing it in expensive materials and stone carving. We therefore see it fit for a new installation to take place in this semi-enclosed area, as the positives of the entrance way and defined usage securing the buildings future usage outweigh the removal of a none original doors which is practically hidden from public view.

Policy DCa7.1 -Large Buildings of Historic and/or Architectural Interest
The local planning authority will only permit the re-development of large buildings of local historic/ architectural interest where there is no loss to the character or visual amenity value of the site or the local area.

As stated above, all alteration work will take place within the semi-enclosed rear elevation area away from the street frontages. The visual amenity of the building on the street will not change.