Planning and Historic Assessment in support of the planning application for an external flue at Grande Caffe Piccolino, 9-21 Princess Street, Manchester M2 4DN

Summary.
The premises have recently been refurbished and re-opened as Grande Caffe Piccolino which was originally established as a restaurant, Piccolino, some 14 years ago on Clarence Street. Planning, Listed Building and Advertisement Regulations consents have been granted for all of the works now being implemented under consent ref:

Planning Permission - 107500
Listed Building - 107501
Advertisement Regulations - 107502

The applicant is aware of the sites importance in the Conservation Area and it's Listed Building status and as such which is anxious to ensure that the flue needed for the newly installed feature pizza oven, serving the restaurant is appropriately located, designed and implemented in a way as to ensure their acceptability.

The original approved applications were supported by a detailed statement and this is attached to the application. This report concentrates on the flue alone.

Flues are a feature of all restaurants and this one has been located so as to minimise its impact on the building itself and its setting.

The site.
This has two main frontages, Princess Street and Clarence Street. The flue is to be located on the elevation fronting Bow Lane which is a narrow lane with restricted views.

Previous development on the site has meant that there are already a number of 'fixings' and 'holes' in the external surface of the building and it is proposed that no new 'fixings' will be required but that the existing fixings will be re-used and all other 'holes' on all of the frontages will be repaired and made good.

The elevation onto Bow Lane already has many of the features that the 'rear' of properties tend to have with flues and fire escapes laced on the elevation.

View of Bow Lane / Clarence Street:



Bow Lane:



Example of existing fixing points:



As stated before, the property is a listed building and the description is as follows:

Name: NORTHERN ASSURANCE BUILDING
List entry Number: 1270910
GV II

Includes: No.8 CLARENCE STREET. Shops and offices. 1902, by Waddington, Son and Dunkerley; slightly altered. Probably iron-framed, with cladding of sandstone ashlar and some grey granite, steeply pitched slate roofs on several levels. Irregular plan on corner site. Elaborate building in eclectic style with French Renaissance accent. Mostly 5 storeys and attic, but with return side to Clarence Street partly 3 storeys and attic; principal facade of 3 wide bays (windows of 3, 2 and 3 lights) plus a broad curved corner, symmetrical except for this. Panelled frieze over ground floor (interrupted by central entrance arch), 1st and 2nd floors in French Renaissance style with superimposed triangular pilasters surmounted by ball finials, and enriched panels between floors, the centre feature rising to the 3rd floor and finished as a balustrade parapet with ball finials, the outer bays at 3rd and 4th floors recessed and the heads bridged by semi-circular arches with pierced

spandrels, string-course over 4th floor with egg-and-dart enrichment, attic windows under richly decorated shaped gables, that in the centre 2-tiered and flanked by octagonal turrets; curved corner similarly treated and finished as a cylindrical turret which has domed roof with corona and finial, flanked by similar turrets. Central round-headed doorway recessed in a giant round-headed arch which has a 2-light window under the head. Sashed windows without glazing bars, those at 1st and 2nd floors, in centre of 3rd floor, and central gable all recessed behind colonnaded screens; mullion-and-transom windows at 3rd and 4th floors, mullioned windows to attic. Similar fenestration to the corner. Return side to Clarence Street smaller and simpler.

Listing NGR: SJ8387298182

Development of the scheme.
As stated in the Summary above, the proposals are relatively simple and intend to only use existing fixings and openings in the exterior of the buildings.

The flue will be coloured black and will blend in with the overall colour scheme and appearance of the building as developed under the previously granted consents. The positioning of the flue has been chosen so as to minimise its impact and the 'specification' is the 'smallest' practical type has been chosen so as to further minimis its impact.

The flue is fully compliant with the latest environmental protection standards.

Assessment
Guidance on decision making is provided by the National Planning Policy Framework 2012. This promotes sustainable development. Of relevance are paragraph 23 which seeks to ensure that proposals support the vitality of town centres, and paragraphs 58 and 60 which encourage innovation in good design. Paragraph 134 deals with the impact on significance of a designated heritage asset. Additional guidance within the government's Planning practice guidance, and in the context of paragraph 134, suggests that works that are moderate or minor in scale are likely to cause less than substantial harm, or no harm at all.

The proposal, is simple and will re-use existing fittings in the building. In addition, the scheme will also include the 're-instatement' of redundant fixings/whole in the façades which will improve and enhance the Listed Building upon which the works are proposed.