HERITAGE STATEMENT RELATING TO PROPOSED DUCT

103A PORTLAND STREET, MANCHESTER

APPLICATION NO 104178/LO/2013

HISTORY

The existing A3 use at No 103a Portland Street has been in place for over 20 years.

Permission was granted in 1987 for approval of the change of use with a condition to ensure that a scheme submitted and approved for the extraction and discharge of fumes, vapours and odours from the premises.

This condition was not discharged despite an extract being erected in the internal lightwell at the subject building.

It was the replacement of the existing duct in early 2011 that prompted the enforcement complaint.

In order for the approved restaurant use to continue a new extraction system, which is acceptable to the city Council, needs to be erected.

DESIGN

The relevant building is Grade II Listed and forms part of the Whitworth Street Conservation Area.

The Listed Building entry goes to great lengths to describe the elevations of the Grade II listed building.

However, when describing the loading bay the entry states that rear and interior not inspected. It is therefore possible to surmise that the Princess Street and Portland Street elevations are if sufficient quality for the building to be listed without inspecting the character of the internal loading area, to understand that the building is listed primarily for the groups value, and to confirm that the architectural significance of the court yard is minor.

The character of the courtyard is typical of Victorian buildings such as this. From its origin this area was probably used to store rubbish and accept deliveries most likely by horse and cart.

Today the character has changed little with numerous wheelie bins, piles of rubbish, parked cars and existing extract ducts in existence.

There appear to be 4 extract ducts on either side of the internal courtyard all of different size, shape and age.

The proposal is to provide an additional extract duct in the loading area to serve 103A Portland Street. The duct would emerge above the fire exit door located underneath the undercroft. It would be routed to the interior of the court yard.

Given the character of the internal courtyard (Internal loading and service area) the addition of a further duct would not affect the special architectural and historic interest of the building. The listing entry did not even refer to this area of the building and the character will always have been functional rather than attractive.

Given the other options available for locating the duct this is by far the most logical and the one that would have the least impact on the residents of the building.

The other alternative is to located the duct in the internal lightwell, however it is considered that this would impact on the amenities od existing occupiers by reason of visual intrusion and loss of light.

The proposed duct would not have an impact on the building s setting of the appearance of the building within the Conservation Area.

The proposed duct would be barely visible from the street, looking into the courtyard, and certainly no more visible that the existing ducts. As discussed above it is considered that this is the servicing area for these commercial buildings and has no historic or architectural interest.

The gain for the appearance of the building is the dismantling of the existing duct which has the benefit of planning permission.

This will be a dramatic gain in conservation terms as well as benefitting local residents.

The proposal is fully compliant with Section 12 of the NPPF in several crucial aspects:

12 Conserving and enhancing the historic environment

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

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

I have inspected the listing and believe that this will sustain the long term future of the buildings.

134. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

ACCESS

The application is not proposing any demotion or creating any new access ways.

The duct would however route under the undercroft.

There would remain a clearance height of 4.5 m which satisfactorily allows for refuse vehicles and fire applicance access.