PLANNING, HERITAGE, DESIGN & ACCESS STATEMENT

LISTED BUILDING CONSENT APPLICATION FOR 2 INTERNALLY DISPLAYED BRACKET MOUNTED INTERNALLY ILLUMINATED INDIVIDUAL LETTERING SIGNS, REPLACEMENT OF 2No ILLUMINATED HANGING SIGNS, REPAINTING DOORS, DISPLAY AND UPPER FLOOR WINDOWS AND INTERNAL WORKS TO INCLUDE 2No TRADITIONAL PIZZA OVENS AND ASSOCIATED FOOD PREPARATION AND SERVERIES AND RE-CONFIGURED CUSTOMER SEATING AREAS, WALL AND CEILING COVERINGS

SITE AT 105 – 107 DEANSGATE, MANCHESTER, M3 2BQ

1 INTRODUCTION

1.1 This Planning, Heritage, Design & Access Statement is submitted in support of a Listed Building Consent ('LBC') application on behalf of Pizza Pilgrims ('the Applicant') for signage and internal re-configuration of an existing restaurant premises at 105 – 107 Deansgate, Manchester, M3 2BQ ('the Site').

1.2 The application site premises situated at the corner of Deansgate and South King Street is currently in use as a restaurant known as La Vina Tapas Bar & Restaurant.





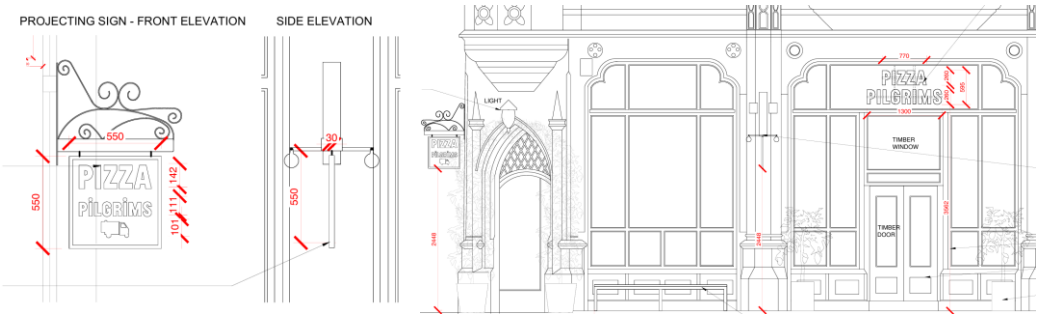
1.3 The restaurant premises provides ground and mezzanine floor customer dining with first floor kitchens and associated storage, administrative office, staff room and WCs.

1.4 The Applicant's proposed restaurant use and refurbishment offers an excellent opportunity to positively enhance the appearance of this Grade II Listed Building and the Conservation Area setting.

1.5 As part of this Listed Building Consent application the following works are proposed –

EXTERNAL WORKS

- 2No replacement trough lit hanging signs to South King Street and Deansgate frontages, using existing brackets with timber painted signs of 550mm x 550mm x 30mm with white background and green (RAL 6038) logo lettering to read “PIZZA PILGRIMS” and delivery van detail, providing 2448mm clearance above the adjacent pavement;



- Repainting of 4No existing retained display window frames, stall risers, entrance doors and upper floor windows RAL 6005 (Moss Green);



- All existing external extraction duct and a/c units within enclosed rear courtyard to be retained and re-used;

- Removal of 3No “La Vina” window signage and vinyls.

INTERNAL WORKS

Ground Floor

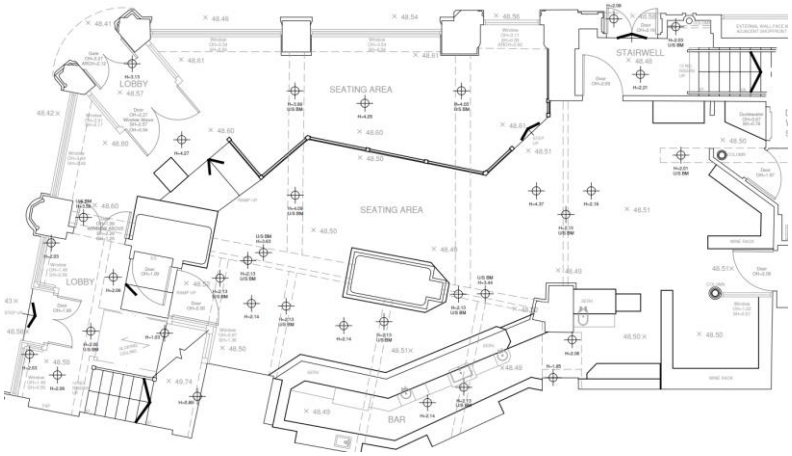
- Addition of free-standing traditional clay pizza oven and surrounding food preparation and servery replacing existing bar servery;



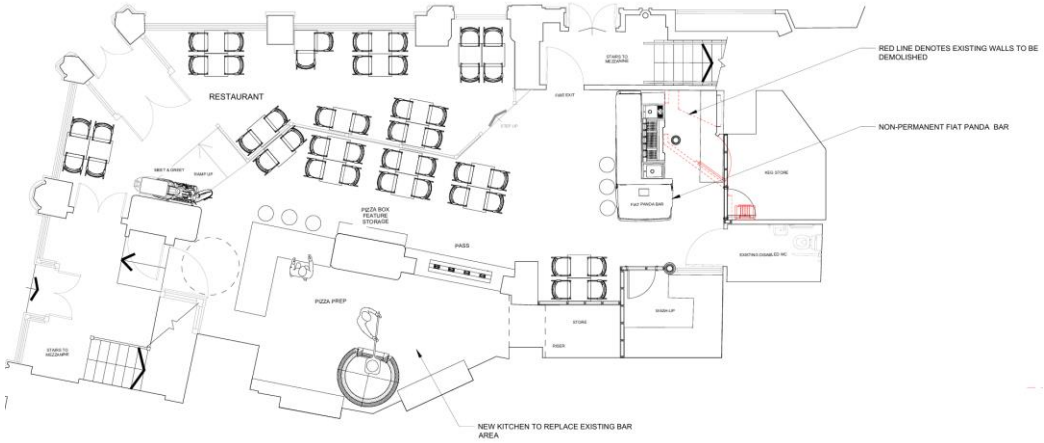


The above photographs show the existing ground floor bar servery situated underneath the mezzanine dining area, to be replaced with pizza oven and associated servery designed to appear as two shop units.

EXISTING GROUND FLOOR LAYOUT



PROPOSED GROUND FLOORLAYOUT



- Retained decorative ceiling rose (as shown by photograph above) and new wall and ceiling materials throughout, with timber flooring to be retained.

- 2No bracket mounted illuminated lettering signs to read “PIZZA PILGRIMS” to be displayed below the existing transom of display windows fronting Deansgate and South King Street. The position of the signs will retain open aspects into the spacious dining area whilst being sufficiently low to attract street level interest to potential passing customers.

  The proposed signage will replace 3No “La Vina” signs that are externally fixed to glazing and 2No sizable window vinyls.

  - A mobile Fiat Panada bar servery (as indicative model below) will be brought to site in manageable pieces and re-constructed within the premises. This feature has no permanent fixings so is effectively furniture, and therefore this detail is for information purposes only in relation to the Ground Floor Layout plan;

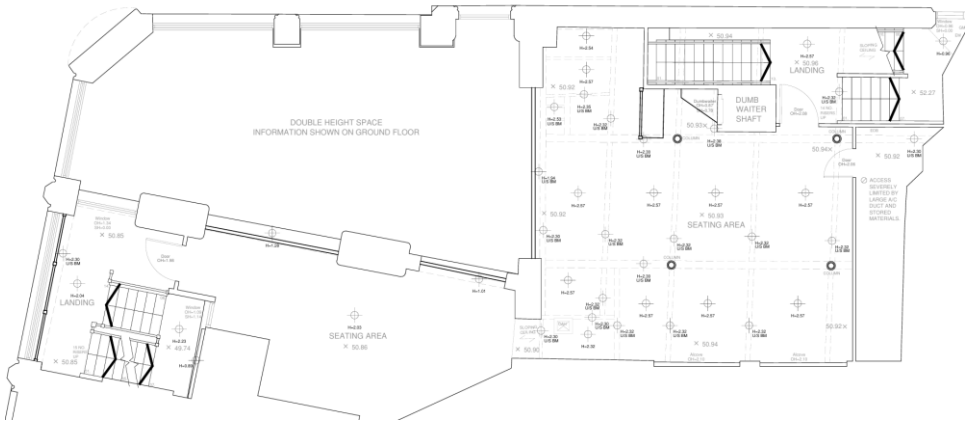


Mezzanine Floor

- Installation of new wall mounted bench seating;

- New walling and ceiling finishes (as specified on plan) with existing timber flooring retained.

EXISTING MEZZANINE FLOOR LAYOUT



PROPOSED MEZZANINE FLOOR LAYOUT



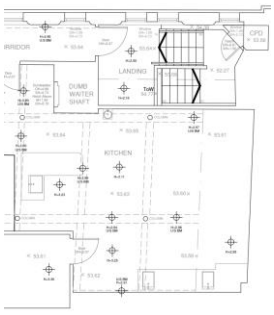




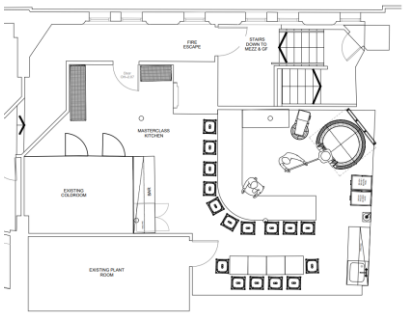
Photographs of the existing mezzanine dining area.

First Floor

- Installation of traditional clay pizza oven, food preparation and servery counter, sink/cleansing unit and customer seating as part of 'Masterclass' tuition/training area in place of kitchen appliances and storage units;







- Refurbishment of existing customer toilets;
- Re-use of wet and cold food and drink storage, stores and staff rooms.
- All existing flooring, walling and ceiling finishes to remain as existing.

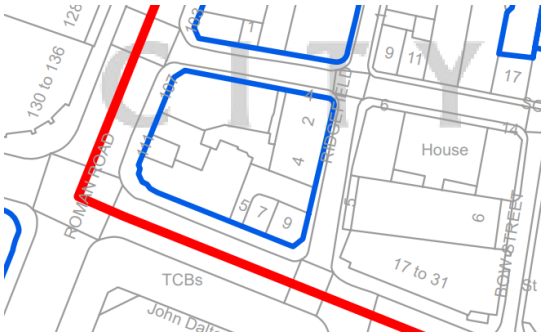
1.6 The proposed Pizza Pilgrims re-use and refurbishment of an established restaurant premises will positively enhance this Heritage Asset and the Conservation Area street scene setting.

1.7 There are no structural alterations proposed to the original fabric of the building.

2 SITE PREMISES AND SIGNIFICANCE OF THE ST ANN'S SQUARE CONSERVATION AREA

2.1 The application site premises is a ground and first floor commercial unit forming part of a 4 storey stone constructed Grade II Listed Building known as '5 – 15 John Dalton Street and 105 – 113 Deansgate'.

2.2 The building is situated within and at the outer edge of the St Ann's Square Conservation Area.





2.3 The building was first Listed on 3rd October 1974, the List Entry states –

> Includes: Nos.5 TO 15 JOHN DALTON STREET. Commercial building with offices over shops and bank. 1876, by Pennington and Bridgen; altered. Sandstone ashlar, slate roof. Large trapeziform plan on island site, with canted corners. Gothic style. Four storeys over cellars, 5 bays to Deansgate (plus the corners), symmetrical; with polygonal piers, string courses and sill-bands (the topmost with grotesques projected from the piers), the corners and alternate bays with shallow canted oriels to the 1st and 2nd floors and gables above. C20 shop-fronts at ground floor, and at the right-hand corner a canted 3-bay open arcade of moulded 2-centred arches (the centre larger) carried on 2 columns of polished granite with carved caps, various forms of enrichment including honeycombed spandrels and parapet with quatrefoils; mullioned and transomed windows on all floors (except the outer bays which have single-light windows), all with leaded glazing in arched upper lights; embattled parapet to corner oriel; steeply-pitched gables with quatrefoils and finials. Seven-bay return side to John Dalton Street in similar style but assymmetrical, lacking the gables, and with the former bank front of 3 large mullioned windows and an arched doorway at ground floor.

2.4 The List Entry makes no reference to internal architecturally form or historic detailing.

2.5 The host building includes several commercial ground floor units fronting Deansgate and John Dalton Street with upper floor office accommodation. The Application premises provides a corner customer front entrance with internal lobby and adjoining two large display windows fronting directly onto Deansgate and South King Street. The host building is of a Gothic style decorative stone form and construction and provides open plan ground and mezzanine floors with partitioned first floor rooms providing kitchen, stores and staff accommodation.

2.6 All existing original window and door openings will be retained, though original ground floor windows and door frames have long since been removed. The retained ground floor frames were installed as part of the unit conversion to a restaurant in 2006.

2.7 The proposal requires no structural alterations to the original fabric of the building to facilitate the new restaurant use and therefore the legibility and 'significance' as identified by the List Entry will be preserved and positively enhanced.

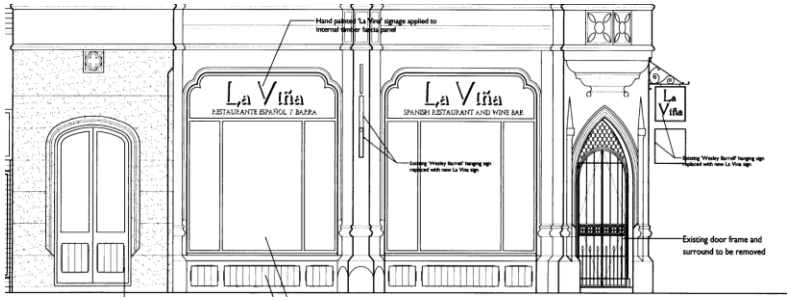
2.8 The 'significance' of the St Ann's Square Conservation Area in the immediate locality of the application site results from the unique historic spatial layout and the context of historical buildings of vernacular appearance. The old built fabric, knitted closely together within the linear pattern of John Dalton Street and Deansgate comprise the 'significance' of this part of the outer edge conservation area setting. The heart of the conservation area set around St Ann's Square is visually distinct from the surrounds of Deansgate within which the application site sits.

2.9 The presence of traditional frontages and ground floor commercial units and their associated signage along Deansgate form an integral and important part of the conservation area setting.

2.10 The restaurant use of the unit and modest external works will positively enhance the visual presence and commercial viability without harm to the antiquity, historic character the 'significance' or legibility of the identified Heritage Assets.

3 PLANNING HISTORY

3.1 Planning and Listed Building Consent applications Ref 077375/LO/2005 and 077376/FO/2005 were granted on 24th March 2006 for change of use and alterations from shop (Class A1) to restaurant (A3) with ancillary bar including new shop frontage, non-illuminated signage, rear a/c units, extraction and intake flues and internal alterations.



3.2 App Ref 119342/FO/2018 proposing external customer seating to the Deansgate frontage was refused permission on 21st June 2018 due to inadequate retained width to pavement where high volumes of pedestrian movements are experienced.

4 COMPLIANCE WITH PRIMARY PLANNING LEGISLATION

4.1 The applicant cites Section 38 of the Planning & Compulsory Purchase Act 2004 ("PCPA") and Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 in favour of the development. There will be no demonstrable harm to important interests more particularly those relating to up-to-date Planning Policy, the character and appearance of the original host Listed Building, the identified 'significance' of this part of the St Ann's Square Conservation Area street scene setting, residential amenity or highway implications.

5 COMPLIANCE WITH THE NATIONAL PLANNING POLICY FRAMEWORK

5.1 The NPPF introduced in March 2012 as amended in 2018, 2019, 2021, 2023 and more recently in December 2024 is a material planning consideration in the determination of planning applications and introduced a presumption in favour of *sustainable development*, as referred to at paragraph 11.

5.2 Paragraphs 128 - 132 encourage LPAs to seek high quality and innovative designed development that promote high levels of sustainability and those schemes that positively reinforce local distinctiveness as in the case of the replacement shop frontage scheme.

5.3 In submitting applications for the re-development of defined Heritage Assets paragraph 200 requires Applicants to identify the significance of a heritage asset and the contribution made by their setting. The level of detail should be proportionate to the proposal and to allow an understanding of the scheme. These relevant details and assessment are set out at **Section 2** above.

5.4 In determining applications for new and re-development of heritage assets paragraph 196 requires LPAs to take account of –

a) The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

b) The wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;

c) The desirability of new development making a positive contribution to local character and distinctiveness; and

d) Opportunities to draw on the contribution made by the historic environment to the character of place.

5.5 In this instance the proposed restaurant use and associated external and associated signage will positively enhance the existing unexceptional appearance of the unit and consequently the street scene setting.

5.6 Paragraph 213 notes not all elements of a conservation area will necessarily contribute to its significance.

5.7 Annex 2 accepts that the extent of 'setting' is not fixed and may change as the asset and its surroundings evolve.

6 DEVELOPMENT PLAN POLICY COMPLIANCE

6.1 The Council's Development Plan comprises the adopted Manchester City Core Strategy and Supplementary Planning Guidance Documents.

CORE STRATEGY

6.2 The proposed re-use and alterations to form Pizza Pilgrims restaurant is compliant with the objectives of Policy CC9 where the existing built form and setting will continue to be preserved and enhanced.

6.3 Policy C10 is permissive city centre uses such as a restaurant that supports the evening economy, contributes to the vitality of the centre and supports a balanced and socially inclusive evening/night-time economy.

6.4 Policy EN3 supports new development that seeks to preserve or enhance the city's heritage assets. Proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.

SHOP FRONT & SIGNAGE DESIGN GUIDE

6.5 The proposed signage comprising 2No internally displayed bracket mounted illuminated lettering signs to read "PIZZA PILGRIMS" and 2No replacement trough lit timber and paint finished hanging signs are compliant with Design Guidance, where such is of modest scale and does not add intrusive clutter to the commercial unit.

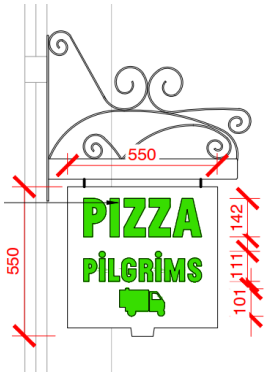
6.6 The Design Guide requires new signage should be –

- Limited to one fascia sign or internal hanging sign per elevation;
- Be located below the first floor cills, (unless there is historic evidence of signage above);
- Have a maximum depth of 30mm;
- Not be in the form of an internally illuminated lightbox
- Not conceal, obscure or damage any elements or detailing of a shopfront that positively contribute to its appearance, historic interest and appreciation.

6.7 The Design Guide includes examples of appropriate hanging signs –



Figures 42: Good examples of hanging non-illuminated and illuminated signage in the City (Norfolk Street, Hilton Street and Port Street).



6.8 The replacement timber hanging sign of 550mm x 550mm x 30mm re-using the existing traditional brackets follows the adopted Guidance. The hanging sign is less than 75 sqm and provides clearance above the footway of 2448mm.

7 APPRAISAL OF PROPOSED WORKS

EXTERNAL

7.1 The proposed principal alterations to the existing frontage relate to the addition of 4No signs (two of which are to be internally displayed fronting Deansgate and South King Street) and the re-painting of all existing doors, display and upper floor windows Moss Green (RAL 6005) to positively enhance the appearance of the building.

7.2 The existing a/c and extraction ducts are within the inner enclosed courtyard are to be retained and re-used. No ducting or flues are visible from the public realm.





The above photographs show existing a/c and extraction ducting within the enclosed inner courtyard that will be re-used.

INTERNAL

Ground Floor

7.3 The principal internal changes do not result in structural alterations to the original fabric or form of the building and include the provision of a new traditional clay pizza oven and surrounding food prep and servery constructed in place of the existing bar servery underneath the mezzanine floor, retaining the open spatial setting for customer seating as existing.

7.4 These details as shown by proposed plans and graphics at paragraph 1.6 (above) represent Pizza Pilgrims important product identity and will form an integral part of the restaurant character and ambiance. These proposed installations along with new wall and ceiling materials and new furnishings will positively enhance the appearance of the unit and consequently the vibrancy and viability of this part of the city centre.

Mezzanine Floor

7.5 The mezzanine floor will largely remain unaltered except for wall and ceiling coverings and addition of new soft furnishings.

First Floor

7.6 At the first floor the existing kitchen as redundant by the proposed ground floor clay pizza oven installation will be refurbished including an additional of a further pizza oven and used for corporate entertainment and private 'master-classes' in Neapolitan cookery.

8 ACCESS ISSUES

8.1 The principal customer entrance and lobby provides level access with the Deansgate pavement with no step(s) to restrict wheel chair, push chair or customers with physical impairment.

8.2 Internally the premises provides a ground floor customer WC which is wheel chair accessible and of sufficient size to allow push chairs and baby changing facilities.

8.3 The site is situated within a highly sustainable city location accessible to all via public transport, mobility vehicles or walking without reliance on car usage.

8.4 Existing means of emergency escape are retained.

9 KEY ISSUES AND SUMMARY

9.1 The modest proposed external alterations including repainting of retained doors, display and upper floor windows and replacement signage will positively enhance the character and appearance of the commercial unit and the host Listed Building and the setting ('significance') of this outer edge of St Ann's Square Conservation Area.

9.2 The proposed external and internal alterations of high quality design bespoke to the operating requirements of the Applicant; Pizza Pilgrims are compliant with the objectives of National Planning Policy Framework, relevant policies of the Core Strategy and adopted Design Guidance and will ensure the 'significance' of the identified heritage assets continue to be preserved and enhanced.

9.3 The proposed restaurant use requires no structural alterations to the architectural or historic form of the building and as such are reversible and do not adversely impact of the identified 'significance' or legibility of the buildings.

9.4 The proposed alterations and signage to facilitate the continued restaurant use of the premises will positively enhance the commercial vitality and vibrancy of Deansgate and the immediate surrounding area.

I hope this information and submitted plans are sufficient to provide support, however should you wish to discuss these matters further or require additional details please do not hesitate to contact me on 07970 711548 or via wattsplanning@live.co.uk