DESIGN & PLANNING STATEMENT

NatWest
60 Portland Street
Manchester
M1 4QT



**Application for the removal of external ATMs,
signage and making good of the façade to match existing**

TATE STEVENSON ARCHITECTS LTD

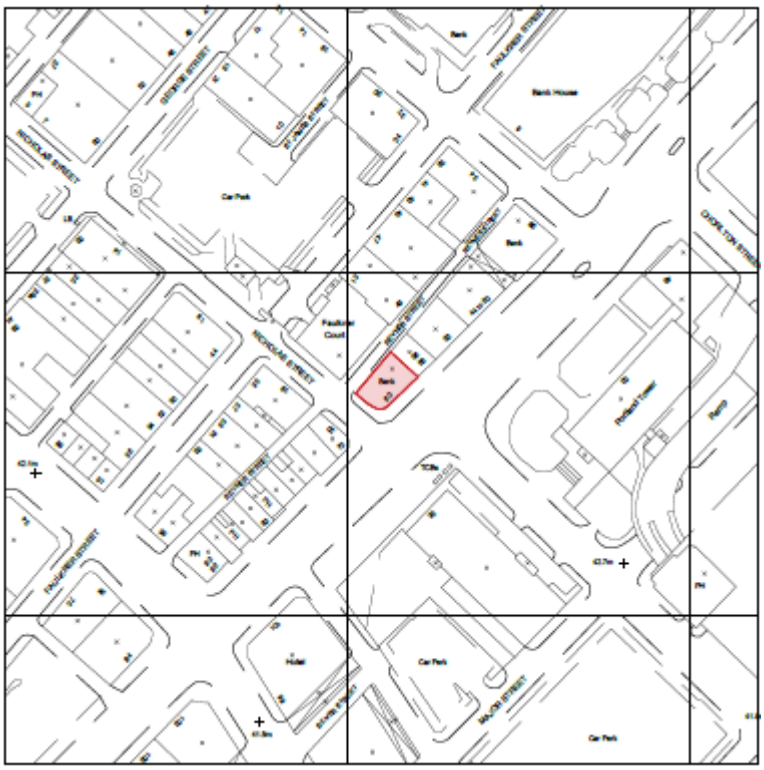
1.0 INTRODUCTION AND PROPOSAL DESCRIPTION

1.1 Introduction

This Design & Planning Statement (DPS) has been prepared by Colin McCaffrey of Tate Stevenson Architects, a R.I.B.A. Conservation registered architect and in accordance with Manchester City Council Validation checklist

The application site is located at Natwest, 60 Portland St, Manchester M1 4QT within George Street Conservation Area

Location Plan (NTS) –



1.2 Proposal Description

This Design & Planning Statement supports the Full Planning Application being submitted to remove the external ATM's, signage and the making good of the facade to match existing. Internal removal of public counters automation machines, digital screens and loose furniture

The works have been requested by the client as part of their recently announced branch closure programme that will allow their business to dispose of branches in an orderly manner, returning the properties to a similar state as they were when they took possession.

No other works are planned to the building other than as described above

Methodology for removing the existing
The proposal is to decommission the building as a bank and leave it in a good state of repair for selling on or returning to the landlord where appropriate.

The ATM's as described on drawing 1206-18-20-D03 will be removed. The existing machines will be disconnected, their face plates removed, and slid backwards through the banking hall, out via the existing door into the branch/vestibule and then off site. The existing apertures will then be infilled with stonework to match existing ensuring that coursing and pointing aligns with the adjoining panels.

External signage will be removed and any fixing holes left in the substrate will be filled with appropriate fillers in colours to match existing.

Internally, all rooms will be cleared of loose furniture signage and marketing removed.
Public counters, internal automation machines will also be removed and repairs carried out to any damaged surfaces affected by the works.

Control:

- The contractor will provide an existing photographic record and notify the architect and local authority if any of the existing fabric is accidentally damaged during the works.
- An experienced contractor will be employed to carry out the works
- Prior to commencement stone samples will be available for the authorities approval
- The contractor will be required to protect all existing surfaces during the works

3.0 ACCESS

The proposal does not alter the buildings current access arrangement.

4.0 CONTEXT CHARACTER APPRAISAL

Scale, density, height and massing**.**
Response: No proposed change to the Scale, density, height and massing

Urban grain, layout and spaciousness, Topography, Streetscape
Response: No proposed change to Urban grain, layout, spaciousness, Topography Streetscape

Impact on nearby heritage assets
Response: this building is not listed but is located opposite a Grade II listed building (70 & 72 Portland Street, 20 Nicolas Street.

Elevational treatment and local architectural style
Response: no proposed changes to the elevation treatment or local architectural style. Infill of ATM apertures with materials to match existing will enhance the existing elevation treatment

Materials:
Response: The alterations to the façade are minor and materials will be used will match existing – see section 5.0 for details

Hard and soft landscaping, including boundary treatments
Response: No proposed change to hard and soft landscaping

Landmark buildings
Response: Building not a landmark

Skyline
Response: No proposed change to skyline

Constraints and opportunities.
Opportunity to enhance the elevation with the removal of the ATM's & signage.

5.0 Material Schedule:

Existing Roof : Black Slate Roof
Proposal: no changes

Existing Walls:
Ground Floor: Red brickwork
Proposed ATM Apertures: Infilled with coursed ashlar sandstone, mortar and pointing to match existing

Windows:
Timber painted windows - white
Proposal: No works to existing windows

Doors:
Aluminium doors
Proposal: no changes

5.0 DESIGN CODE COMPLIANCE – see SPD7: completed template

6.0 PLANNING ASSESSMENT

National Planning Policy Framework
Planning Practice Guidelines
Manchester Local Plan
Places for Everyone Joint Development Plan (March 2024)
Core strategy 2024

Statement:

- **The proposal does not seek to alter the current use of the building (A2 & B1)**
- **The works are to support the functions of the building, and its owners aim to withdraw its branch from Portland Street**
- **Any proposed demolition works are of a minor nature and will be mitigated by infilling ATM apertures with ashlar sandstone to match existing.**
- **The proposed works are of a minor nature and designed to remove the banking aspects of the building meaning that alternative uses can be proposed by future owners**
- **The appearance of the building will be enhanced with the proposed works reinstating the original design intent**

7.0 CONCLUSION

As detailed throughout, the proposed works are sympathetic to the existing and is in keeping with the character of 60 Portland Street streetscape and George Street conservation area

The design statement demonstrates;

- How the proposal has taken account of the surrounding context and how the design has responded to the character in the locale.
- The proposal respects its context in terms of massing, scale, elevational appearance, and quality design..
- The proposal seeks to reinforce the character of the area.
- The proposed uses are in keeping with those found in the area.
- The proposed scale is appropriate and in keeping with the existing context.
- The proposal complies with relevant planning policy and guidance requirements.

As set out in the design & planning statement it is our opinion that this proposal for minimal intervention, with minimal controlled alteration to the fabric, will not have any adverse impact on the character and appearance of the Area.

Together with the submitted drawings, the Council is requested to acknowledge that these proposals will have a positive impact on the Area, are acceptable and that planning permission should be granted accordingly