



PLANNING, DESIGN & ACCESS STATEMENT

PLANNING APPLICATION FOR ADDITION OF 4No RETRACTABLE AWNINGS AND 4No FASCIAS WITH PERIPHERAL LED ILLUMINATION

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

1 INTRODUCTION

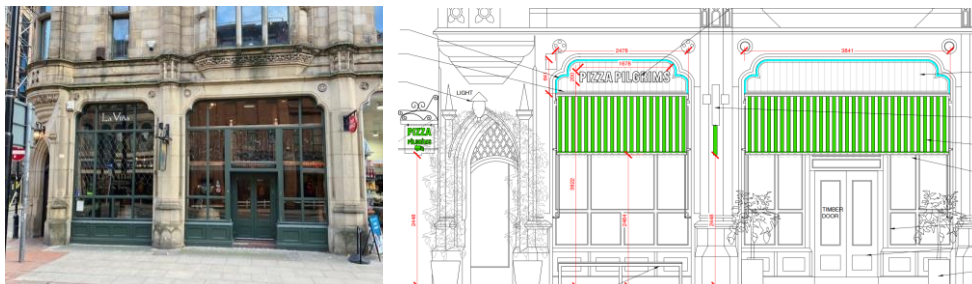
- 1.1 This Planning Heritage Design & Access Statement is submitted in support of a Planning Application on behalf of Pizza Pilgrims ('the Applicant') for alterations to shop frontage including addition of 4No retractable awnings and 4No fascia at 105 – 107 Deansgate, Manchester, M3 2BQ ('the Site').
- 1.2 This Planning Application is submitted in conjunction with LBC and Advertisement Consent applications.
- 1.3 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.



- 1.4 The restaurant premises provides ground and mezzanine floor customer dining and disabled WC with first floor kitchens and associated storage, administrative office, staff room and customer WCs.
- 1.5 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.

1.6 As part of this Planning application (as accompanied by LBC and Advertisement Consent applications for new signage and internal reconfiguration) the following works are proposed –

- 4No retractable awnings to ground floor display windows fronting Deansgate and South King Street. The awnings of traditional design and construction will provide green (RAL 6038) and white striped (Recasens canvas) canopies set within stone window surrounds;

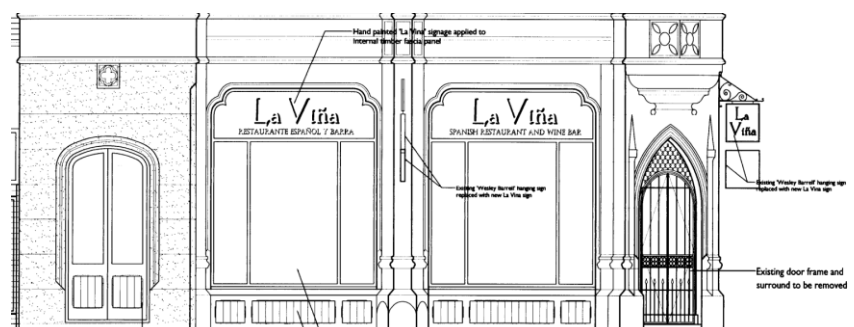


- 4No timber tongue-and-groove panel fascia mouldings set within stone window surrounds with recessed LED detail (2No fascias include applied lettering to read “PIZZA PILGRIMS” and also form part of an Advertisement Consent application and both Planning and Advert applications are covered by the LBC submission);
- Repainting of existing retained 4No 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 the internal courtyard are to be retained and re-used.

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

2 PLANNING HISTORY

2.1 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.



- 2.2 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.

3 COMPLIANCE WITH PRIMARY PLANNING LEGISLATION

- 3.1 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.

4 COMPLIANCE WITH THE NATIONAL PLANNING POLICY FRAMEWORK

- 4.1 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.
- 4.2 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.
- 4.3 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.
- 4.4 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.
- 4.5 In this instance the proposed restaurant use and associated external and internal alterations will positively enhance the existing unexceptional appearance of the unit and consequently the street scene setting.

- 4.6 Paragraph 213 notes not all elements of a conservation area will necessarily contribute to its significance.
- 4.7 Annex 2 accepts that the extent of 'setting' is not fixed and may change as the asset and its surroundings evolve.

5 DEVELOPMENT PLAN POLICY COMPLIANCE

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

CORE STRATEGY

- 5.2 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.
- 5.3 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.
- 5.4 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

- 5.5 Advice provide supports the principle of awnings on Listed Buildings where they are appropriate to context and can be integrated within the context of the historic character and fenestration detailing of the building.
- 5.6 The Design Guide states – "In appropriate locations and where in keeping with a character or sense of place of an area we-designed, well-integrated and well-placed awnings, blinds and canopies can make a positive addition to a building and street scene."
- 5.7 The proposed retractable awnings are of a traditional design and materials of construction including canvas finish that are well-placed within substantial stone window frame surrounds and in keeping with the period style of the host building.

6 DESIGN ISSUES - APPRAISAL OF PROPOSED WORKS

- 6.1 The proposed alterations to the existing frontage relate to the addition of 4No retractable canopies which form an important part of the Applicant's 'high street identity'. The proposed awnings are of a traditional design and materials and are proposed to be installed within the surrounds of substantial stone decorative window surrounds fixed to the more recent window frames.

- 6.2 The proposed awnings within the context of the scale of the host building and vibrant street scene setting where they specifically related to an established ground floor commercial unit will appear subservient.
- 6.3 Within the surrounding locality it is noted that substantial awnings are present at Piccolino Grande Café and those of a more modest scale on Bold Street Café on Cross Street (as shown below). In addition, more recently Planning and LBC (Refs 135337/FO/2022 and 135338/LO/2022) applications have been approved for the re-use and refurbishment of 7 Princess Street for Armenian which amongst many alterations also includes addition of canopies.



The above photographs show 2No substantial awnings on the Grade II Listed Northern Assurance Building; 9 Princess Street within the adjoining Upper King Street Conservation Area and canopies installed at Bold Street Coffee on Cross Street.

- 6.4 Other modest alterations relate to the addition of 4No timber panel fascias above the proposed awnings (2 of which are subject to an Advertisement Consent application where they include applied lettering), a similar solid 'infill' for La Vina's signage was previously approved, replacement signage and repainting display window frames.
- 6.5 Both the installation of the awnings and fascias are reversible additions that do not alter the fabric and form of the original built form.
- 6.6 All existing window and door openings and a/c and extraction ducting will be retained and re-used.
- 6.7 The existing a/c and extraction ducts will be re-used and are well contained within the inner enclosed courtyard. No ducting or flues are visible from the public realm.

7 ACCESS ISSUES

- 7.1 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.

- 7.2 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.
- 7.3 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.
- 7.4 Existing means of emergency escape are retained.

8 KEY ISSUES AND SUMMARY

- 8.1 The proposed frontage alterations including addition of traditional retractable awnings, repainting of doors, ground floor display and upper floor window frames 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.
- 8.2 The proposed external (and associated internal alterations) of high quality design bespoke to the operating requirements of the Applicant; Pizza Pilgrims are compliant with the objectives of relevant Core Strategy policies and adopted Design Guidance and will ensure the 'significance' of the identified heritage assets continue to be preserved and enhanced.
- 8.3 The proposed external additions require 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.
- 8.4 The proposed alterations 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