Design & Access Statement

Bar Terrace

October 2024

Studio JMA

STUDIO JMA

Ref - 027MAN-D&A (B)
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Schofield's Bar, 3 Little Quay Street, Manchester M3 3JZ

Section 01

01

Introduction

Introduction

3 Little Quay Street is an existing bar development located within the ground floor unit at Sunlight House. This application seeks to gain retrospective planning permission for outdoor seating and barriers around the existing terrace area

The proposal consists of the retrospective consent for the installation of

- 7 no. loose barriers around the terrace
- 9 no. outdoor tables and chair
- 1 no. waiter station

Section 02

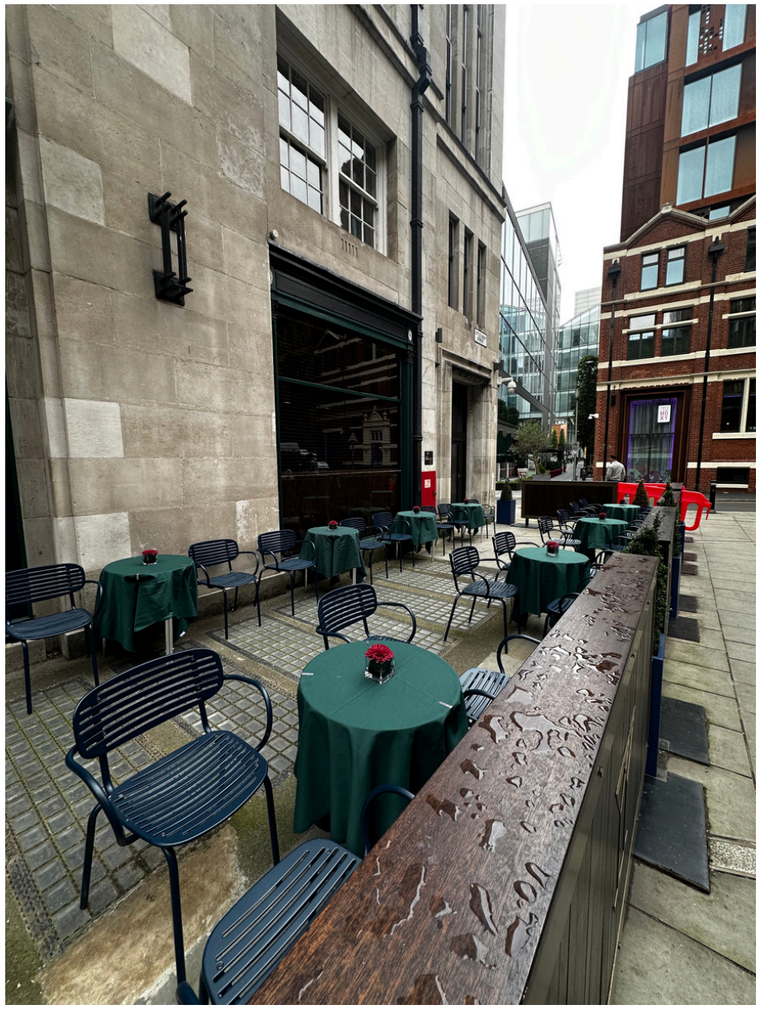
02

Site Photography

Conservation and Heritage

Site Photographs







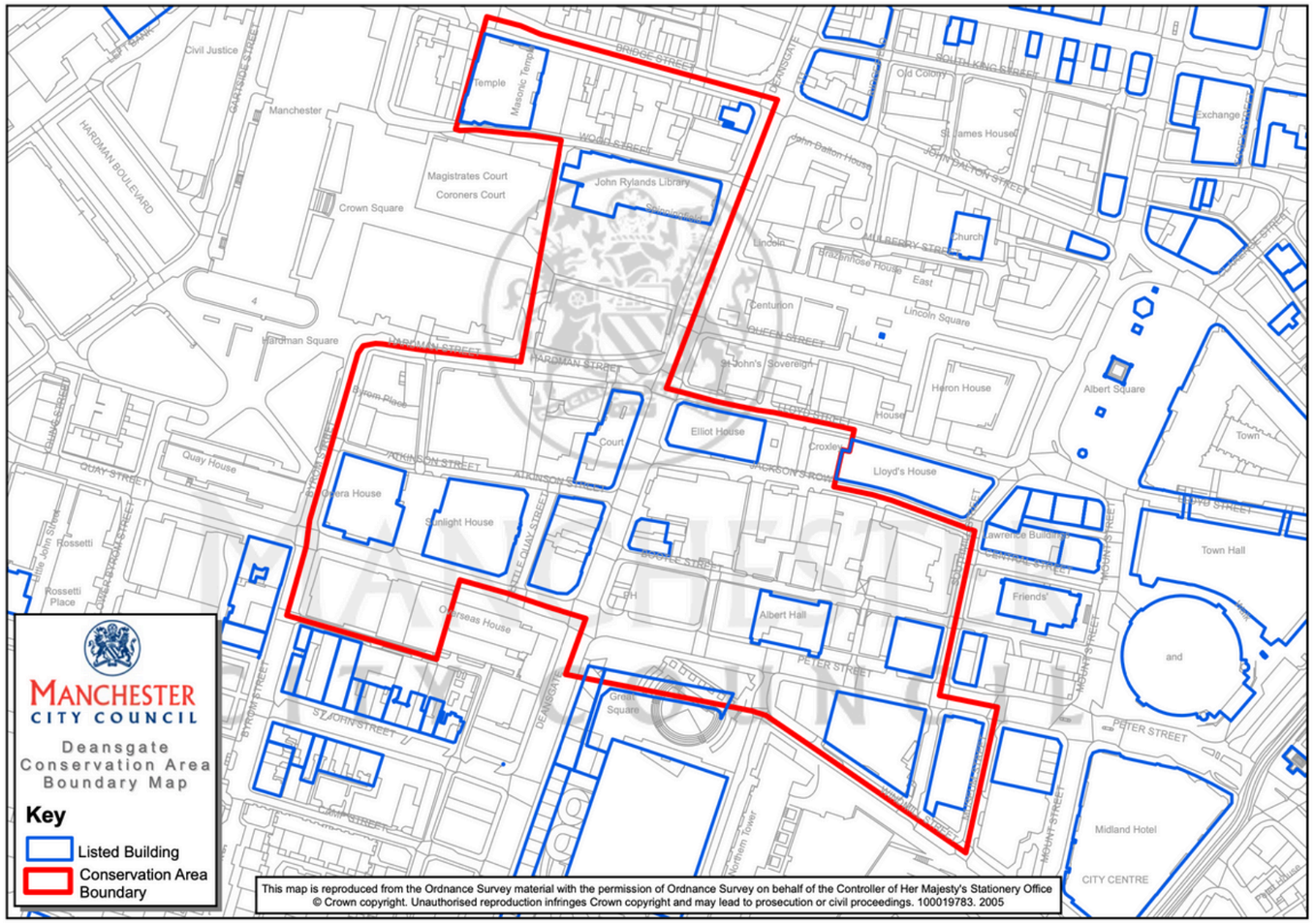
Conservation, Heritage & Setting

The location of 3 Little Quay Street, is within the Deansgate / Peter Street conservation area and within the curtilage of the existing listed building Sunlight House. (Map shown right)

Key Sunlight House is a Grade II listed building (Designated 1988) which sits within Deansgate/Peter Street Conservation Area.

The proposals as detailed on drawings and photos show ballasted terraced screens and loose furniture. Designed to be sympathetic within their surroundings and freestanding ensuring they have no impact upon the existing structure.

The setting makes a contribution to the Significance of the building, namely in the immediate vicinity on Little Quay Street and Quay Street and in the longer views from Quay Street and Deansgate junction. The setting of Quay Street has a positive impact on the asset, the setting of Little Quay Street is less positive. The street was originally intended to be wider and create a buffer to the proposed enlarged tower and entrance envisaged by Sunlight.



The proposals have been reviewed in the context of Section 16 of the National Planning Policy Framework - Conserving and enhancing the historic environment.

Para 196 & Para 203

a) The proposals enable the use of the existing external pedestrianised areas to the front of Sunlight House and providing attractive outdoor seating
b) The additional serviceable space provides a place for social interaction while also providing additional space for economic benefit
c) Use of high quality materials and furniture brings a positive aesthetic to the open space
d) Use of natural timber finishes and muted tones contributed to be existing fit out designs

Consideration of potential impact

As outline by paragraphs 205 through 214 proposals are to be developed in a way that do not harm to a heritage asset. The proposed arrangment ensures that this is the case by utilising entirely freestanding and loose items. No terrace furniture is fixed and outside of operating hours will be positioned within the bar itself, terrace screens are freestanding and are removable. No demolition or alterations to the exsiting heritage asset are required as part of the proposals.

The significance of the relevant assets has been assessed and the impact upon those assets described. It has been demonstrated that the proposals represent some enhancement to the heritage assets.

The proposals in their entirety balance less than substantial harm to the significance of the heritage asset, with significant public benefits. Therefore, the proposals adhere to para.

“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.”

Section 02

Para 200 & Para 206

Sunlight House is a Grade II listed building in the Art Deco style on Quay Street in Manchester, England. Completed in 1932 for Joseph Sunlight, at 14 storeys it was the tallest building in Manchester, and the top floors of turrets and multiple dormer windows and mansard roofs create a distinctive skyline.

Sunlight House is a 14-storey steel and concrete structure, clad in Portland stone. The building is almost square in plan, with three street frontages, and a large central light-well. There is a basement swimming pool below a lead light domed skylight at first floor in the centre of the lightwell. Each of the three street façades are seven bays, with the two street corners expressed as three sided towers, which each rise to a four level octagonal turret, topped by a domed lantern and finial. Behind and between the turrets, the top four floors are expressed as a mansard roof with multiple setback square dormer windows, which together with the turrets create a distinctive skyline and a major feature in the city.

Sunlight House was completed in 1932, at the height of the Great Depression, and was built by architect and developer Joseph Sunlight as the headquarters of his property business, with offices and shops to let. It was originally intended to be 40 storeys high, but this plan was scaled down due to opposition by the city council. On completion, at 14 storeys and 135 feet (41 m), it was the city's tallest building until the 1960s (excluding towers and turrets of other buildings), and claimed to be Northern England's first skyscraper. A 40-storey extension proposed in 1948 was never built.

In June 1988, Sunlight House was designated as a Grade II listed building, the building was renovated in 1997 as part of a repair programme.

The proposed development of the installation of the external seating has no effect from its alteration or destruction as the proposals do not interact with the building fabric. The development will have a nominal effect upon the building within it’s setting, the proposed barriers and outdoor furniture will obscure views of the frontage. This impact is mitigated due to the moveable nature of the items in place, seating and tables when not in use are relocated within the premises out of trading hours reducing impact via the setting when out of hours. Barriers are low level and are not continuous runs to provide veiled views of the existing building rather than an unbroken band. The barriers are freestanding and do not constitute a permanent situation upon the setting.

Due to the temporary nature of the installation, the proposed management strategy for the operation of the terrace space along with barriers carefully designed to minimise impact upon the setting through their temporary nature. it is felt that the proposals do not constitute a negative impact upon the listed property .