Planning Heritage design and access statement for alterations to the ground floor entrance and lobby

Genting Casino, 110 Portland Street, Manchester, M1 4RL.



DAKOTA
HOUSE OF DESIGN

Prepared by Dakota House of Design.

Planning Heritage/ Design and Access statement

Genting Casino, 110 Portland Street, Manchester.

1.1 Introduction:

This statement should be read in conjunction with the Detailed drawings submitted with this application.

001 exiting ground floor plan
003 proposed ground floor plan furniture
004 proposed ground floor plan flooring
005 proposed mezzanine floor plan flooring
006 proposed ground floor plan electrical
007 proposed ground floor plan reflected ceiling
008 proposed ground floor plan décor elevations
020 reception pod and fixed seating
021 existing and proposed sections 1
022 existing and proposed section 2
025 reception ceiling feature
101 existing and proposed external elevations
102 existing and proposed entrance details
103 lobby details
104 canopy details
105 existing site plan
106 proposed site plan
107 OS location plan
108 proposed ground floor part plan listed building and planning including demolitions
109 canopy section details

The purpose of this statement is to support the planning and listed building application for the proposal to re-design the entrance lobby and the reception area to the main casino entrance. The statement will set out how the proposal sustains the character and appearance of the listed building.

Ordnance Survey plan indicating building boundary NTS



1.2 The Site

The property is Genting Casino who have occupied the premises for decades, primarily the ground floor provides the entrance on the southeast corner of the block. The entrance opening itself is through the more modern extension to the original Romanesque building. The ground floor occupies only 130sqm of the building as an entrance lobby with the entire casino located on the lower floors.

The main entrance was recently altered with a recessed doorway and feature digital wall finishes added under an approved application back in February 2012 reference: 097973/LO/2011/C2

British Listed Buildings site reference:

MANCHESTER

SJ8497NW PORTLAND STREET 698-1/32/311 (North West side) 28/02/89 Nos.110 TO 114 (Even)

GV II

Warehousing (probably textiles or clothing), now shop and offices. 1880, by Charles Heathcote; altered. Sandstone ashlar ground floor, red brick with sandstone dressings above, slate roof. Irregular trapeziform plan. Romanesque style. Three storeys with basement and attic, 5 bays, symmetrical above ground floor; with cornice to ground floor, brick pilasters and stone sill-bands to both upper floors, stone eaves cornice on brick corbel table, and shallow 3-bay flat-roofed attic dormer. Round-headed doorway to left, shouldered waggon entry to right, and windows and doorways with rounded corners between these; windows of 1:2:2:2:1 lights on both upper floors, those in the centre at 1st floor set in round-headed arches and with round-headed lights, brick pilasters and moulded stone

imposts, and those in the flanking bays with segmental open pediments; those in the centre at 2nd floor with square-headed lights, set-in square pilasters and brick corbel tables, and those in the flanking bays segmental-headed with corniced brick architraves. Unusual dormer with 3 groups of 3 small round-headed windows and stone cornice. All these windows sashed without glazing bars. Rear and interior not inspected. Small building of boldly-modelled mid-Victorian character. Forms group with No.106 and No.108 to right (q.v.) and Nos 116 (etc) to 126 to left.

Listing NGR: SJ8404497800

2.0 planning policy

This section sets out the planning policy context within which planning decisions are made on applications for Listed Building Consent. The planning policy that governs decisions in listed building applications is set out in national and local planning policy documents. For a development proposal to be acceptable it should comply with the Planning (Listed Buildings and Conservation Areas) Act 1990 and supporting policy.

2.1 National Planning Policy Framework

The National Planning Policy Framework (NPPF) was published on 27th March 2012 and last revised in December 2023. The NPPF sets out the Government's planning policies for England and how these are expected to be applied.

Paragraph 17 the core planning principles are set out and these principles underpin decision making. One of these core principles is to '*conserve heritage assets in a manner appropriate to their significance so they can be enjoyed for their contribution to the quality of life of this and future generations*'.

Paragraph 203 of the NPPF states that in determining applications, local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation. The proposed use is consistent with maintaining the building in a viable use and its long-term conservation as a heritage asset.

Paragraph 205 of the NPPF requires that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation, irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. The proposed alterations outlined within this statement, demonstrate that the development proposals will cause negligible harm to the heritage asset but are necessary to maintain it in viable use, consistent with its future use and protection. 9.4 Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting, should require clear and convincing justification

Annex 2 of NPPF sets out the definition of significance. It states that it is the 'value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage assets physical presence, but also from its setting.'

3.0 Understanding the Significance

In order to understand the impact of a proposal on a building the key to its success is to understand the significance of the asset by understanding its history of development. English Heritage state in its guidance notes Conservation Principles: Policies and Guidance for the Sustainable Management of

the Historic Environment, the significance of a place embraces all the diverse cultural and natural heritage values that people associate with it. These values tend to grow over time as understanding deepens and evolves. In making the assessment consideration should be given to the inter-related heritage values which may be attached to a place. These range from evidential to historical, aesthetic through to communal values which derive from people's identification with the place.

3.1 Assessment of the impact of the proposal on the significance

To assess the significance of the Listed building in order to fully assess the harm inflicted upon it by the proposals. The NPPF defines significance as "value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.". Taking account of this we have identified that the heritage significance of 110 Portland Street is derived from its architectural features as well as it setting with the Conservation Area. The original form of the building remains intact and represents a good example of a nineteenth century urban commercial building. The bays, cills, cornicing and other significant architectural features noted in the listing remain intact, visible and well preserved. The preservation of these architectural and historic features contributes to the significance of this heritage asset. These features will not be impacted by the installation of this simple signage scheme that has been designed to fit with surroundings and fit with the architectural features of the host building. The proposed signage complies with government guidance contained in Chapter 16 of the NPPF as well as local development plan policy as no harm is inflicted upon the significance of this heritage asset. But we must also appreciate that over time some alterations, additions etc may also add a level of significance to the original fabric.

3.2 Conservation Area

The proposal site sits on the edge of the George Street Conservation Area, which is a busy commercial district of Manchester city centre. As well as being home to the City's China Town the area contains many shops, restaurants as well as some residential buildings. The significance of this Conservation Area is derived from its architectural features as well as its historical background as a commercial district. The appraisal notes that much of the significance of the area comes from its regular grid pattern of streets established in Georgian times as well as the Georgian architecture and its associated scale

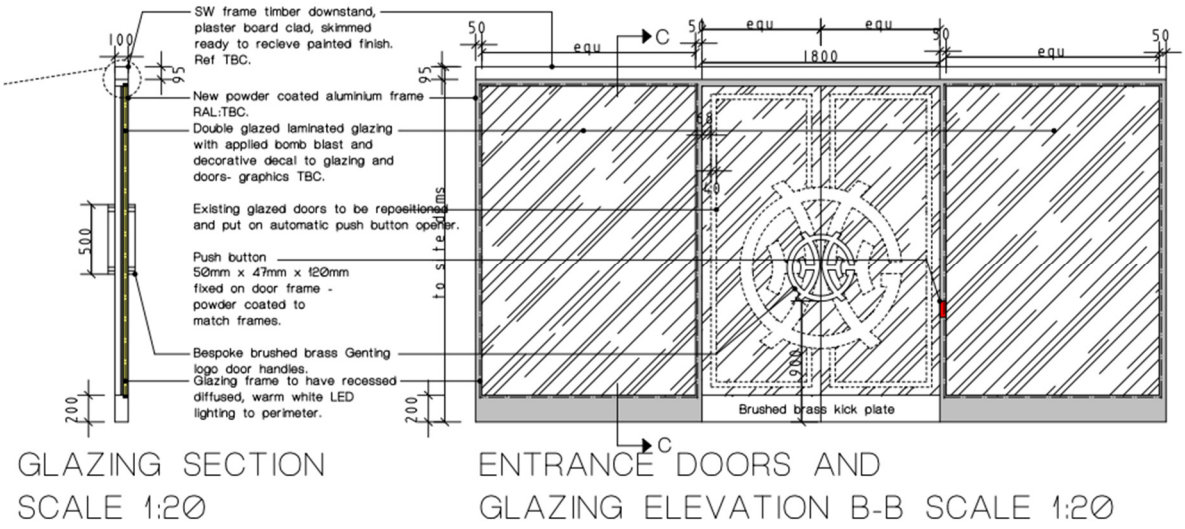
4.0 Proposed works:

Entrance and doorways

The existing doors comprise of a revolving circular door set and a standard hinged double door set for means of escape, these will be removed and replaced with a new set of doors and screen constructed from powder coated aluminium box section framework with full height glass, decal details will illustrate the company logo.
These works will not impact of the building's original fabric or heritage as we are replacing a recent addition to the building and we feel that the simple standard door and screen will improve the visual aspect of the entrance by omitting the obtrusive revolving dated door.



Existing doorway comprising revolving and hinged door set



Proposal showing new door and glazed screens

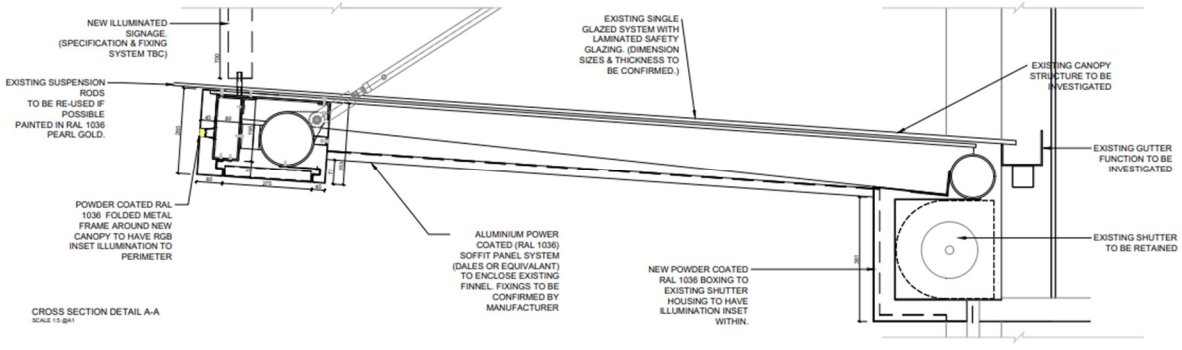
Projecting canopy

The width of the recessed entrance has a projecting canopy constructed from tubular steel framing with steel support purlins hung with tensile stainless-steel rods finished with laminated safety glazing over. A security shutter and its roller/motor housing is located over the opening wrapped in curved sheet steel.
The canopy will be retained in its entirety, although it does have structural integrity the proposal to cover the canopy will give it a fresh modern look.
The proposal is to wrap the perimeter in a new aluminium box section finished in powder coated finish with LED recessed lighting, the underside will also be recovered which will include strips of light within individual box sections.
The works are not detrimental to the buildings originality as we are retaining the existing feature completely, the canopy does not affect the historical asset.





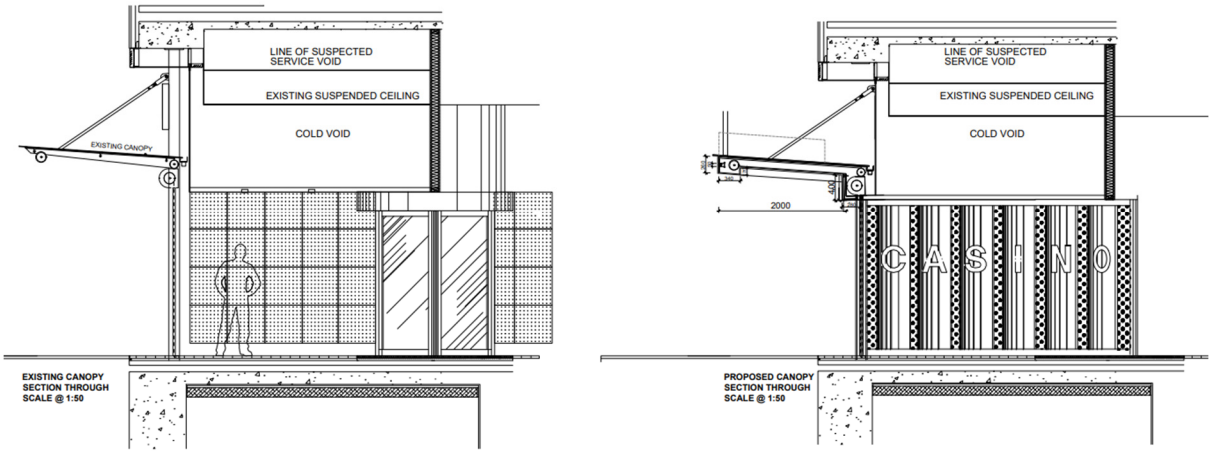
Existing metal and glass canopy



Proposed works to canopy

Entrance wall finish

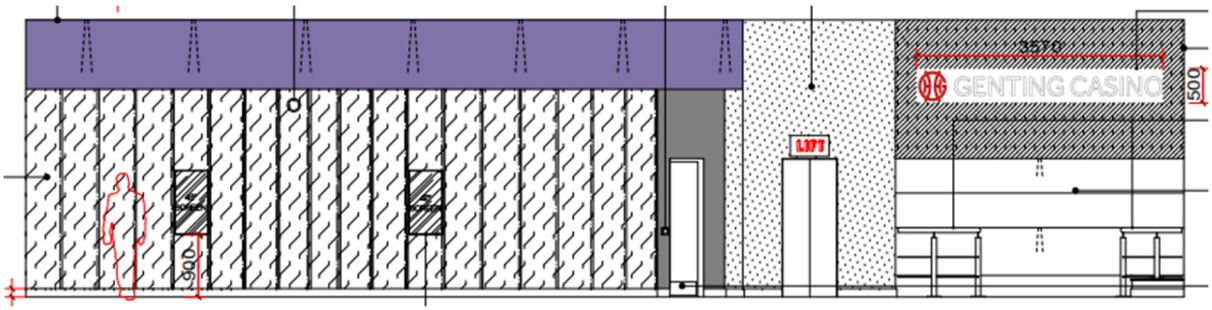
The main entrace wall to the recessed lobby currently has a digital illuminated feature wrapped around its length full height.
We proposed to replace this with vertical fins of angled timber with individual lettering connected at one end with a timber box section finished with an LED detail. All fixed top and bottom with simple concealed fixings
This design is a new approach to marketing and rebranding and to give a modern look



Existing and proposed elevation on feature wall

Internal wall finishes





Further to the removal of the existing reception counter, removal of the existing doors, this wall will have a feature wall panel similar to the lobby recess, vertical fins fixed top and bottom, the lift walls to have a new wallcovering and an internal sign over the entrance staircase bulkhead
All of these works are to the modern Gypsum plasterboard walls, no original heritage features of structure will be effected in any way

Internal wall finishes

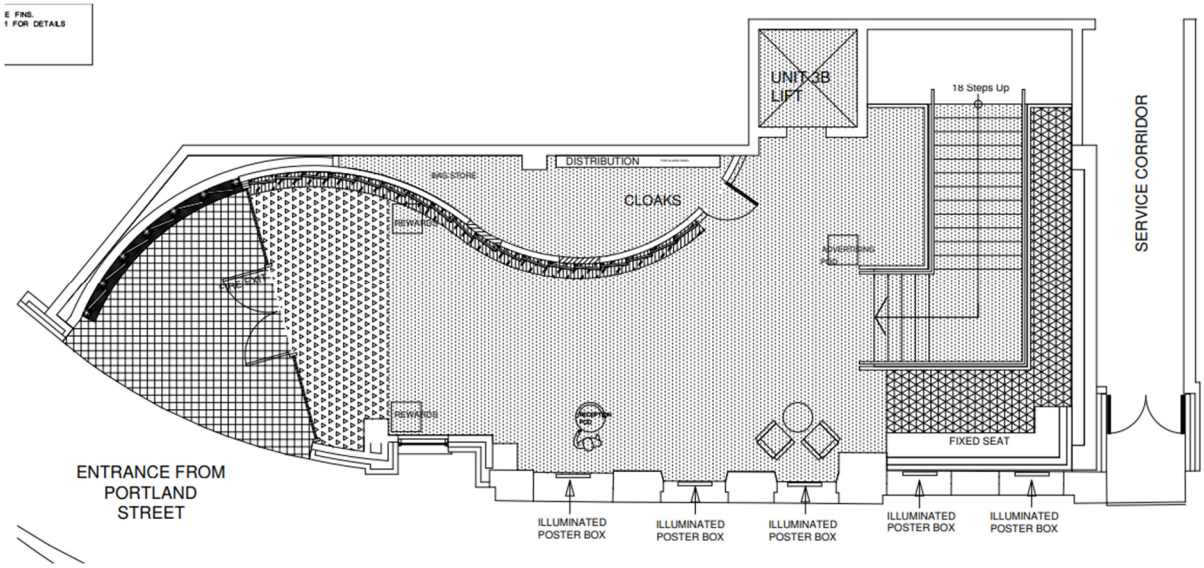




The window wall will have decoration only, the windows will be carefully sanded and refinished, walls will have new wallpaper coverings.
The existing window reveals will have LED tape light in an aluminium channel fitted around the perimeter of the window reveal. The existing screens will be replaced with new but retaining the existing fixings and wiring reused.
All of these works are to the modern plasterboard walls, no original heritage features of structure will be affected in any way. The new finishes to the existing window details will definitely increase the longevity of the buildings fabric.

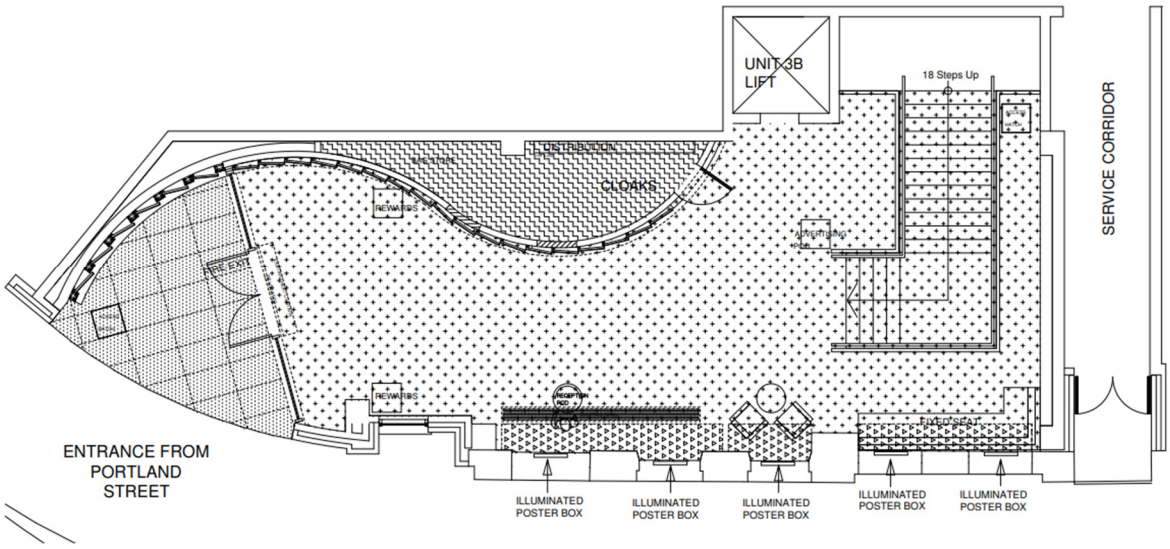
Floor finishes

The external lobby will have the existing tiles carefully removed and replaced with new, the lobby will have the carpet replaced but also a new full width heavy duty coir matt. These finishes do not form any part of the original existing building fabric, they are modern finishes being replaced



Ceiling finishes

The recessed external lobby ceiling will have new external grade metal tiles with concealed fixings. The existing gypsum plasterboard ceilings to the full reception lobby will have new painted finishes. No original features are present and only modern finishes replaced here.



4.1 Demolitions

The proposals do not require any demolitions but only stripping out of more modern fixtures as described in the application details.
Timber studwork walls to the cloaks room
Entrance doors
Floor finishes
These are not part of the buildings originality and do not affect the heritage assets.

5.0 Design

Where new materials are to be incorporated, they are cosmetic over cladded materials and do not effect the existing main buildings fabric or structure so they are technically secondary and never irreversible in any way. The proposals are a way to emphasise the business and its location as this is vital to its operation and success.

5.1 Access

The proposals do not affect any access to the building. All levels internally remain unchanged, access is primarily via internal staircases and the passenger lift.

6.0 Conclusion

In summary the application proposal is limited to the ground floor entrance and the lobby, although this is the only shopfront the casino has throughout its area within the building it is vitally important to its business as the focal point to its demise. We do not feel that it has a detrimental effect on the heritage asset as we propose to improve and modernise the entrance to retain its focal point.
The proposals have no impact on the key features of the buildings history it shouldn't have any adverse effect on the building's significance in its surroundings.