Design & Access Statement

Bar Terrace

STUDIO JMA

Ref - 027MAN-D&A (A)
Date - 11.11.2024

Schofield's Bar, 3 Little Quay Street, Manchester M3 3JZ

October 2024

Studio JMA

Section 01

01

Introduction

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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

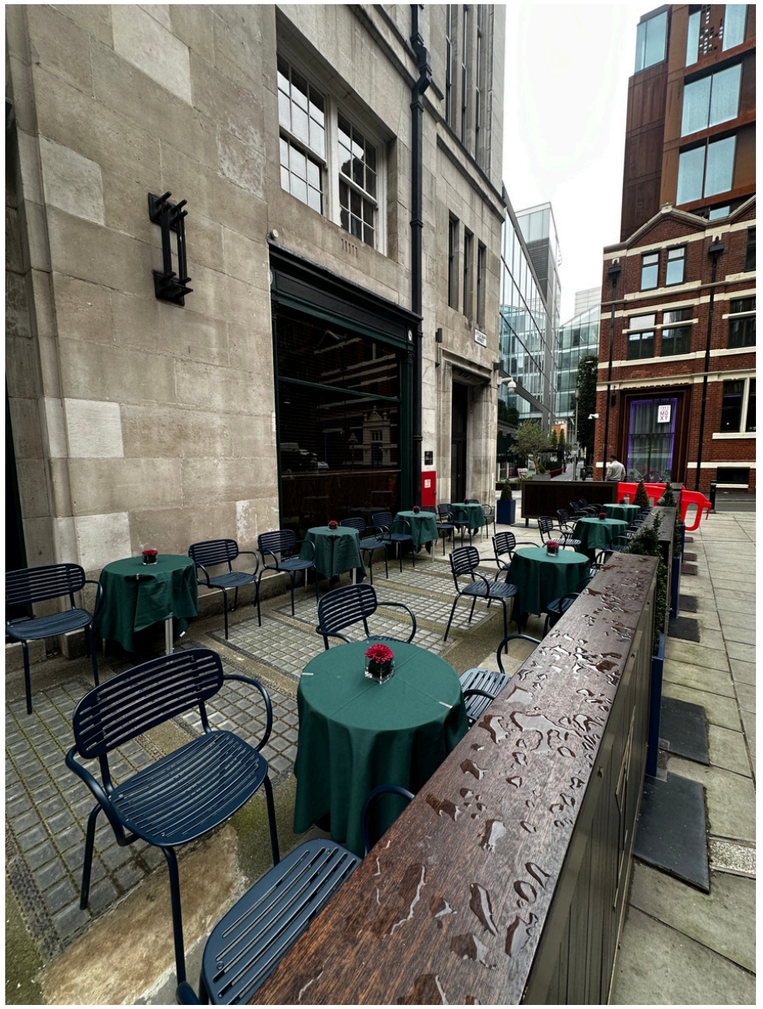
02

Site Photography

Conservation and Heritage

Site Photographs





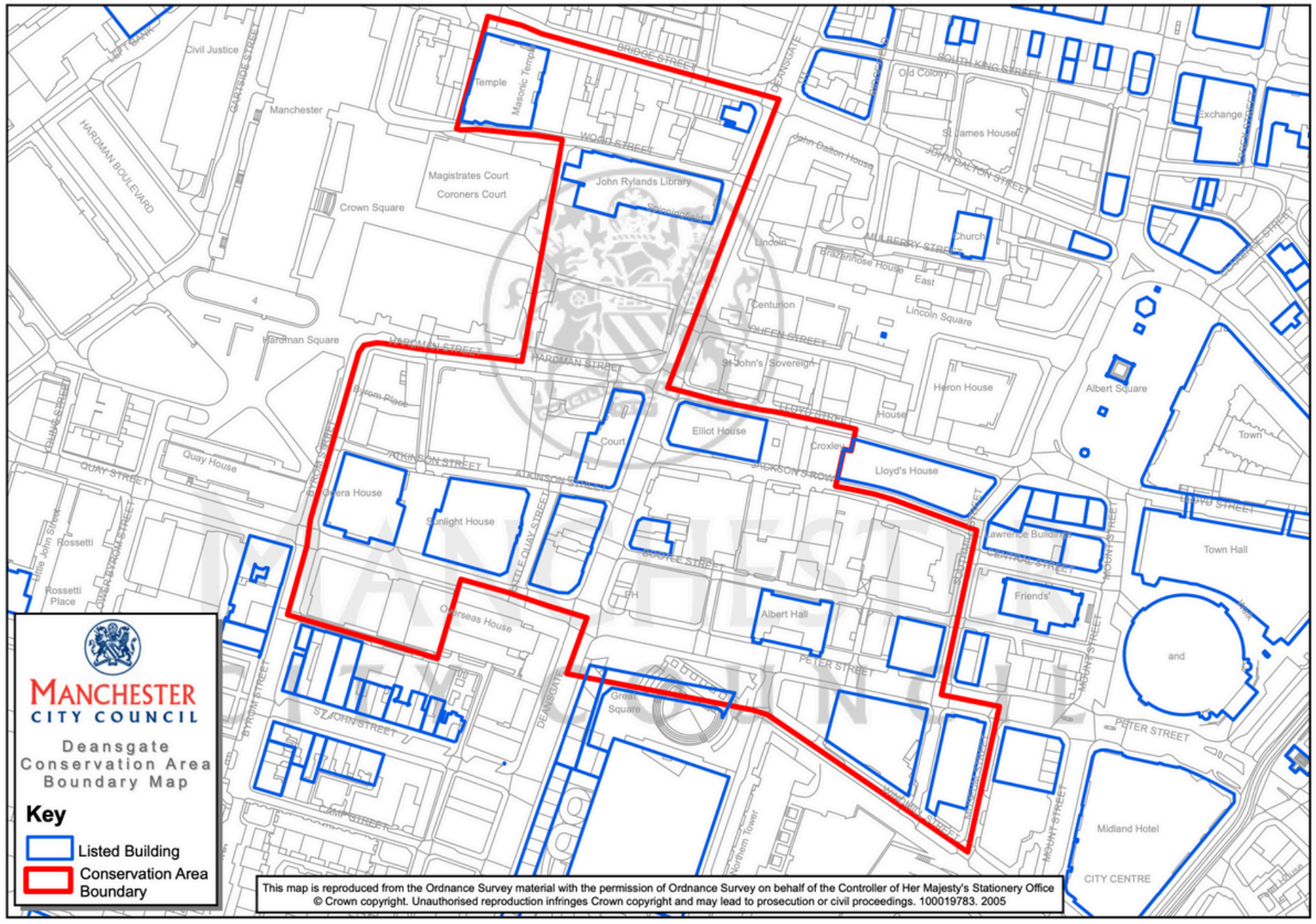


Conservation & Heritage

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 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 si the case by utulising 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.”