

NEW CENTURY

CHRISTMAS TIPIS

PLANNING STATEMENT

October 2024

THE TEMPORARY STRUCTURE

The temporary installation of 5 units (2 large Tipi's, 2 small Pagodas & a supporting stand alone WC unit) for hospitality uses (food & beverage, entertainment) will be in situ at Sadlers Yard for a period of 7 weeks.

While primarily a Christmas food and drink destination, we want the activation to encourage collaboration and community with our neighbours. As such we propose to provide a daytime programme of events, focused on family fun. In the evenings, we will take bookings for food and may offer the entire space to be hired out. All such events will be thoroughly risk assessed on a case-by-case basis. The food offers will be external street food traders, similar to the ones resident in New Century Kitchen, who will have their own business operating plans which can be collated and shared in due course.

The temporary structure will be in situ from the 10th November 2024 until 2nd January 2025.

PROPOSAL COMPLIES WITH LOCAL POLICY

The main local policies for our proposal are:-

- **CC4 - Visitors, Tourism, Culture & Leisure**

New Century attracts visitors from all over the UK, with our unique offering of live performances weekly within New Century Hall, we have a nationwide reach. Our unique tipi proposal will gain traction from visitors, not only local, but nationwide due this being a unique offering in the city, moving away from the cities annual Christmas offerings.

- **C10 - A Place For Everyone**

Our unique offering will appeal to a wide range of residents & visitors. It will increase the diversity of activity in the city centre, with an emphasis on family orientated activities, aswell as high standards of accessibility.

- **DM1 - Development Management**

Our proposal has taken into consideration all of the local policy guidelines for development management & fully complies with all of the following:-

1. Appropriate siting, layout, scale, form, massing, materials & detail.
2. Impact on surrounding areas in terms of design, scale, appearance & character of the surrounding area
3. Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety & traffic generation.
4. The proposal has an accompanying noise impact statement
5. Accessibility - fully accessible for disabled people & no disruption will be caused to any buildings or neighbours.
6. We always encourage all of our visitors to travel using public transport.
7. Security is detailed in our operational management plan, the temporary structure will be fully secured preventing any crime.
8. The temporary structure will be utilising our already in place waste storage & collection system for New Century.

PLANNING (LISTED BUILDINGS & CONSERVATION AREAS) ACT 1990

The site is located within the close proximity to several listed buildings surrounding Sadlers Yard & also close to the Shudehill Conservation Area. As this proposal is temporary, this development will not cause any harm to any of the neighboring listed buildings or the Shudehill Conservation area.

PROPOSED USE

On Sadlers Yard we intend to erect a temporary, demountable structure provided by All About Me Marquees and Events. This company provides a wide range of tipis, pagodas and marquees, which can be erected in both urban and rural environments, typically for weddings or private events. The proposed layout (see fig.1-3) would consist of a two-peaked tipi, opening onto two pagodas, which would house food traders in chalet structures. All of the above would be fixed to a water-ballasted wooden floor (shown in black on figure 1). The pagodas won't have walls but will be covered spaces, whereas the tipis are enclosed with wooden doors, offering warmth and privacy for events or private hires.

Within the tipis, we propose to provide tables and chairs for seated food and drink, as well as a small bar and a stage. We will only provide seating for our guests, and won't invite vertical drinking. Our projected capacity is 120 people within the tipis and another 30-40 people within the two pagodas at the front of the site. It is our aim to provide a cosy, relaxed atmosphere, which lends itself to a wide range of events. Outside beneath the pagodas, we will include two or three chalet units which will house food traders and a second bar unit. All areas will have heaters and seating, but the indoor tipi seating will be available for hire or for ticketed events, whereas outside will be kept free for 'walk-in' custom.

SITE DESCRIPTION

The NOMA neighbourhood has been designed with people in mind & seeks to be a force for good, promoting social inclusion & community firmly at its heart. Sadler's Yard is a beautiful public realm space right at the heart of the NOMA neighbourhood. This space has played host to many events & activities in the past & continues to offer a small selection of community focused workshops & activities.

SITE ACCESSIBILITY

The design of the proposed temporary structure seeks to achieve the highest standards of accessibility & inclusion. The site is in a highly accessible, city centre location, where there are multiple options for the encouraged travel method of using public transport. Victoria Train Station is a 3 minute walk, Shudehill Tram Station a 2 minute walk, as well as many bus stops surrounding the immediate vicinity. No car parking will be provided in relation to the proposal, given the highly sustainable location. There are multi storey car parks locally, the closest being the Printworks which is a 2 minute walk away. As this is a public realm space, the temporary structure has been designed to ensure there is still accessible space for members of the public to pass through & reside in the space whilst the temporary structure is in situ. There will be no disruption to any of the highways surrounding the space for the install & de-rig of the temporary structure.

ACTIVATION

The activation of the public realm space at Sadler's Yard will be carefully curated to ensure the activities attract a diverse range of people, all within different age groups. Activating an unused or empty space to create a new experience for the community, allowing us to connect people & build a community where people gather, have adventures, kick start collaborations, form relationships, share knowledge, new experiences & innovate.

COLLABORATION

The power of coming together to collaborate via events enables the community to strengthen community bonds. Curating an eclectic mix of events brings people together, helps foster a sense of identification, be creative & promote mental wellbeing. We want everyone to be involved, not only the NOMA businesses, we are hoping the wider Manchester community will also want to get involved, we're here to collaborate, not to be in competition.

THE PUBLIC BENEFIT OF CREATING GOOD PUBLIC SPACES & HOLDING EVENTS

- Create more opportunities
- Support local economies
- Attract business investments
- Attract tourism
- Provide cultural opportunities
- Encourage volunteerism
- Reduce crime
- Increase use of public transportation
- Neighbourhood awareness
- Showcase the community of businesses
- Make face-to-face connections & networking opportunities
- Strengthen the community
- Fundraise

CONSULTATION

Prior to submission of the application, pre-application dialogue was undertaken directly with the council. Our landlord Hermes & their managing agents Workman LLP, have been liaising with all businesses in the immediate vicinity to Sadlers Yard, providing them with information & plans for the temporary structure. They have fed back to us that there are no concerns & all of the businesses are very excited that the space is going to be activated for Christmas & they are very much looking forward to getting involved to make this a success.

ACTIVATION STAKEHOLDERS

(Local Authority & businesses who support the activation proposal for Sadler's Yard)

NOMA (Federated Hermes) Landlord

NOMA Business Community (Tenants in the immediate vicinity of Sadlers Yard)

Gareth Worthington - CityCo

Gareth Williams - Greater Manchester Combined Authority

Mike Parrott - Manchester City Council