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

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



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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 part plan
101A existing and proposed external elevations
102A existing and proposed entrance details
103A lobby details
104A canopy details
105 existing site plan
106 proposed site plan
107 OS location plan
108 proposed ground floor part plan listed building and planning

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

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

1.3 Proposed works requiring listed building consent

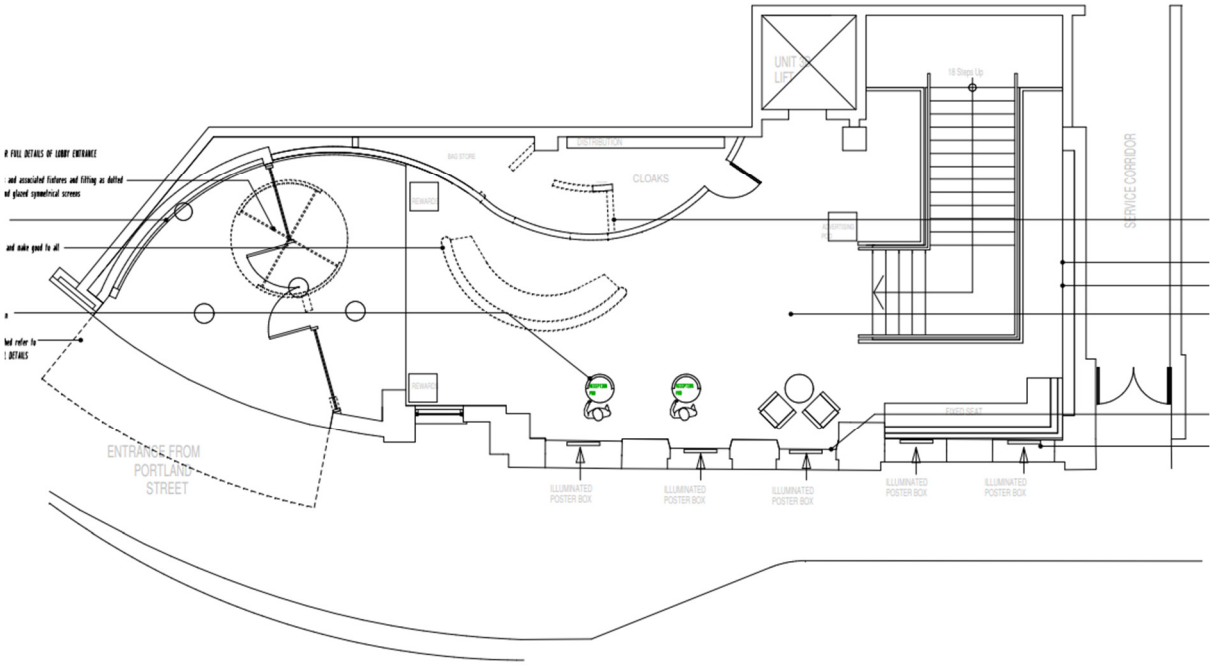
Ground floor entrance and reception lobby

New centralised entrance doors, traditionally hung omitting the turnsytle rotating doors. Side glazed panels to doorset. Create a feature wall to the existing Left hand side wall with slatted timber details and AV digital pixel panels for display and marketing.

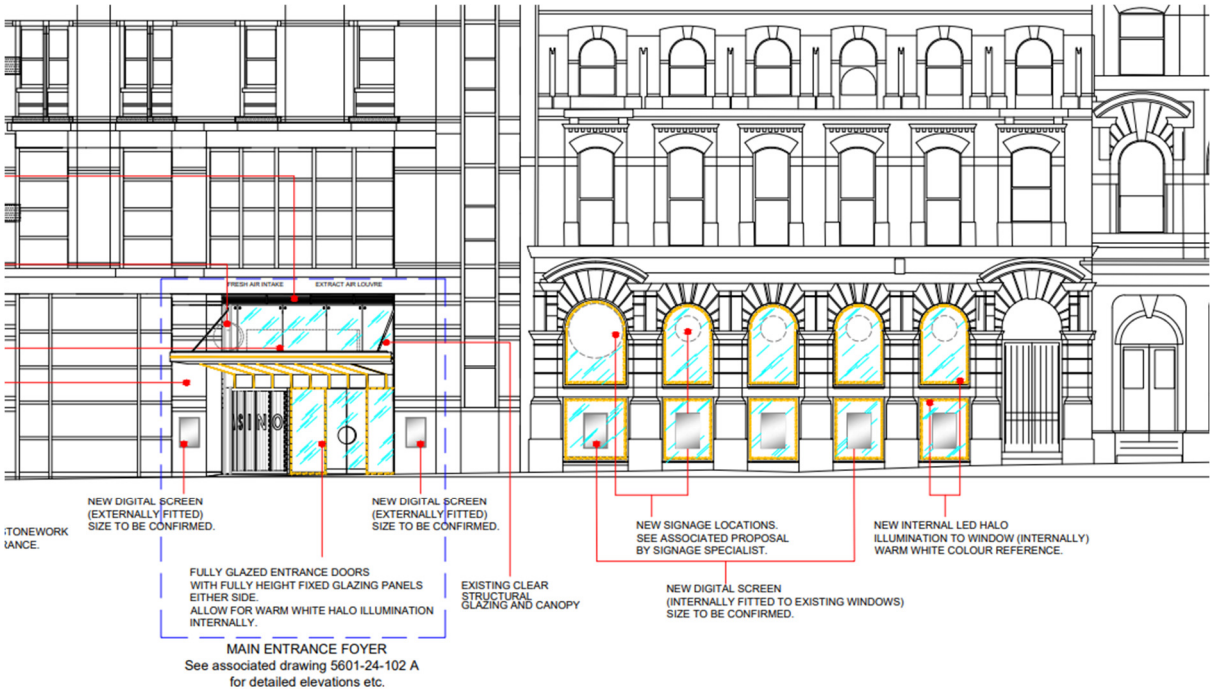
The existing ceiling to have fluted strips of illumaintion and the existing canopy to have similar detail all on the submitted application plans

The internal reception counter will be removed and replaced with desk pods creating a better flow for customers and a more modern design throughout with new decoration and finishes.

The existing ground floor windows facing Portland street will have new digital poster boxes replacing the existing and new halo LED tape light around the window reveals internally to give a soft glow



Part plan indicating the ground floor proposal



External elevations showing entrance proposals

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

The application proposal is limited to the ground floor entrance, 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.
Seen as the application proposals are very localised to ta small area of the buildings mass and localised to the ground floor and only a small percentage of the frontage overall as described we believe they 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

4.0 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.

4.1 Access

The proposals do not affect any access to the building. All levels internally remain unchanged apart from the link steps up to the existing smaller room, although access will be increased around the building the new room is an extension to the existing facilities.

5.0 Conclusion

In summary the submitted proposal will be minor and does not effect the use or appearance of the building or effect the current business.

It is considered that the proposals will sustain the character of the buildings history and as these are limited to the internal areas only, typically they are not visible from the street, they are sympathetic to the character of the building and do not cause any adverse effects on its historical importance and fabric.