



Change of use of vacant 39-41 Thomas Street from Class E use (formerly Class B1) to mixed Sui Generis Class E (cafe/restaurant/business, formerly Classes A3 & B1), Class F1 (Art Gallery, formerly Class D1), Class F2 (Community Space, formerly Class D2), Sui Generis Bar (formerly Class A4) and Sui Generis Cinema (formerly Class D2) use to act as an extension to 43 Thomas Street & 28- 34 Edge Street.





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1.0 INTRODUCTION

1.1 PURPOSE OF DOCUMENT

The following Design and Access Statement has been prepared to supplement the planning application for the renovation and change of use of 39 - 41 Thomas Street, Northern Quarter, Manchester for it to act as an extension to Defaqto Leisure Ltd. properties at 43 Thomas Street and 28 - 34 Edge Street. For clarity this will be referred to as the Defaqto Leisure Ltd operation.

This Statement is to be read in conjunction with the planning application drawings, application forms, certificate of ownership, and operating policy.

The proposal has been brought before the Planning Department, by GA Studio Architects on behalf of Defaqto Leisure Ltd.

1.2 DOCUMENT STRUCTURE

This document describes the design process through an assessment of existing conditions, site constraints, and opportunities for the change of use and internal reconfiguration of the site. It should be read in conjunction with the drawings and other supporting documents.



39-41 Thomas Street

2.0 CONTEXT ASSESSMENT

2.1 PHYSICAL CONTEXT

The site is located on Thomas Street, at the heart of the vibrant Northern Quarter of Manchester. This area also falls within the Smithfield Conservation Area.

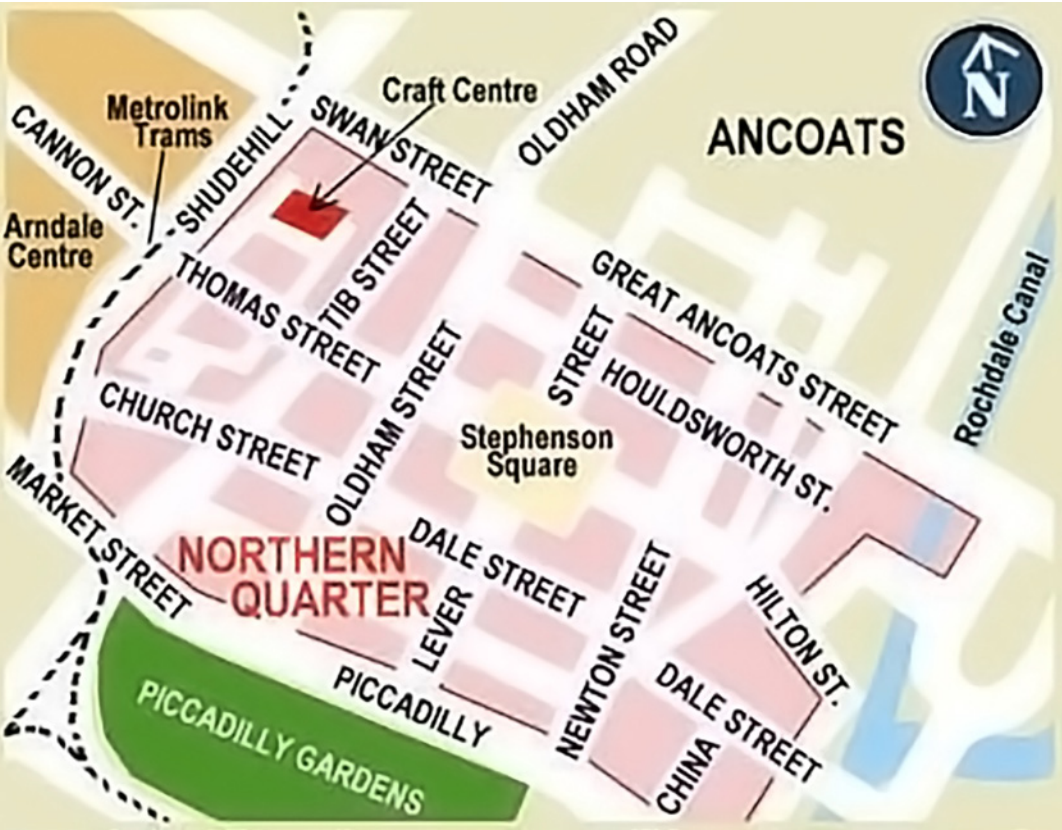
The Northern Quarter covers an area some 0.3 sq km, and is bounded to the West by Shudehill and High Street, to the North by Swan Street, to the East by the Rochdale Canal and to the South by Piccadilly.

The area is predominantly characterised by 18th century former handloom weaving houses, workshops and cotton mills.

Back Turner Street and Kelvin Street are most renowned for their better examples of Weavers housing and the prevalence of 18th Century commerce can be seen clearly in the likes of Stevenson Square.

The scale of the buildings along Thomas Street and Edge Street are mainly 2-4 storeys in height, and maintain a vertical rhythm along the streetscape due to the terraced configuration. Common materials include brick, stucco and stone, with a prevalence of brickwork facades with stone detailing.

Fenestration is typically vertically aligned and of sliding sash type, with the exception of the highly recognisable first and second floor horizontal windows which provided an abundance of natural light onto the looming tables of some workshops in the area.



Map of the Northern Quarter

2.2 SOCIO-ECONOMIC CONTEXT

During the industrial revolution the area became saturated with commercial properties for cotton production and shipping. The smaller properties in the area became hives of activity in relation to textile manufacture, and began to grow through extensions due to requirements of additional space.

It is within the context of this diversely developed and historically shaped area that following a Council commissioned study in 1993, the areas promotion became a focus for creative activities and hence the ‘Northern Quarter’ was born.

This city-centre district – often dubbed the cultural heart of Manchester – last year won the title of ‘Best Neighbourhood in Britain’ (Nov 22nd/2010) Awarded by the Academy of Urbanism – source Manchester Evening News - ahead of rivals from Belfast and Glasgow.

It was noted that the ‘judges of the 2010 Great Neighbourhood of the Year award praised the Northern Quarter for undergoing significant redevelopment and diversification’ in recent years. They said the area had become a ‘vibrant home’ to a mix of fashion designers, creative agencies, art galleries, popular bars and restaurants.

2020 saw the pedestrianisation of Thomas and Edge Streets leading to bars and restaurants providing outdoor seating and a new alfresco experience.



View along Thomas St.



View along Thomas St.



Image of Smithfield Social, 53 - 55 Thomas St.



Image of Cane & Grain, 49 - 51 Thomas St.

3.0 DESIGN DEVELOPMENT

The proposal seeks to have a soft touch approach to renovation with the existing building already being in keeping with the existing character of Thomas Street and the wider Smithfield Conservation Area.

The proposed change of use reflects the move away from the closed office facade towards a bar / restaurant activated frontage. The proposal also seeks to connect the building through to the neighbouring 43 Thomas Street & 28 - 34 Edge Street which are also tenanted by Defaqto Leisure Ltd, creating an intertwined leisure and culture operation.

The renovation of the building will assist the on-going regeneration of the area, and further enhance the Northern Quarter as Manchester's hub of small creative concerns, be it office, retail or leisure.



Images of Terrace at 43 Thomas Street, also owned by Defaqto Leisure Ltd.

3.1 USE/AMOUNT

The planning application seeks a proposed change of use of 39-41 Thomas Street to Class E (Commercial, Cafe/ Restaurant, Office), Sui Generis (Cinema & Bar), Class F1 (Art Gallery) and F2 (Community Space).

This will bring the property in line with the adjacent Defaqto Leisure Ltd operation, Terrace at 43 Thomas Street and 28 - 34 Edge Street which has an approved use of Class A4/A3/ D1/D2 & B1 under the superseded use class definitions. This provides the opportunity for food, drink, community space, gallery and workspaces which would be mirrored in the proposal for this site.

Class E - Cafe/Restaurant and Sui Generis - Bar

More information regarding the food & drink offer can be found within the Operations Policy, which can be seen within the appendices.

Class E - Workspace, Class F1 - Art Gallery, Class F2 - Community Space and Sui Generis - Cinema

Defaqto Leisure genuinely believes in the promotion of small/ independent Manchester based creative concerns. The proposal is to be a flexible home to small creative concerns throughout the week as a place where people can meet and work flexibly over a coffee with free wi-fi, in an environment shared with like minded individuals. It is proposed that the first floor flexible space will also be of interest to community groups and small companies /individuals who wish to hold meetings, hold events and undertake classes etc

The premises will also form a platform for fledgling Manchester based artists/designers to exhibit work and raise awareness of the significant skill base which exists in the local creative sector.

Amount - Defaqto Leisure Ltd. Operation - Existing

Classes E / F1 / F2 / Sui.	Area
Internal	505m²
External	216m²
Total	721m²

Amount - 39-41 Thomas Street

Classes E / F1 / F2 / Sui.	Area
Internal	296m²
External	n/a
Total	296m²

Amount - Defaqto Leisure Ltd. Operation - Proposed

Classes E / F1 / F2 / Sui.	Area
Internal	801m²
External	216m²
Total	1,017m²

Opening Hours

The hours of operation are as follows:

Monday_7.00am – 1.00am
Tuesday_7.00am – 1.00am
Wednesday_7.00am – 2.00am
Thursday_7.00am – 2.00am
Friday_7.00am – 3.00am
Saturday_7.00am - 3.00am
Sunday_7.00am – 2.00am

Seasonal variations and non-standard timings:
From the start time on New Year's Eve to the terminal hour for New Year's Day.

On the day British Summer Time commences :- one additional hour following the terminal hour.
Bank Holidays :- On Bank Holidays and on days preceding Bank Holidays until 3.00am (plus 30 minutes dispersal).



Images of Terrace, 43 Thomas St which has similar uses

4.0 LAYOUT

The primary access to the addition to the development is from Thomas Street with access directly into the ground floor unit and access to the stair well to the upper floors. There is an internal door between the ground floor unit and the stairwell allowing them to be operated as one venue.

Level access is also provided via the Thomas Street entrance and with an accessible WC being provided on the ground floor for disabled customers.

The vertical circulation consists of a single staircase which has direct access to Thomas Street and links all 3 floors. This stair provides access to the WC facilities on the first floor and ancillary staff space on the second floor.

Service access is provided from Edge street via an alleyway which runs through the site. Internal access to 28-30 Edge street is to be provided by a new door which allows the development to utilise the existing back of house areas.

Additional access is provided on the second floor between the proposal and 43 Thomas Street to allow the Class E / ancillary uses to function as one.

- Existing Interior - Class E / F1 / F2 / Sui Gen. uses
- Existing Exterior - Class E / F1 / F2 / Sui Gen. uses
- Proposed Interior - Class E / F1 / F2 / Sui Gen. uses



5.0 APPEARANCE

In terms of appearance there are not changes to the exterior of the building so it will remain in keeping with Thomas Street and the conservation area.

6.0 SECURITY

Details on security issues can be read within the Operations Policy at the rear of this document.

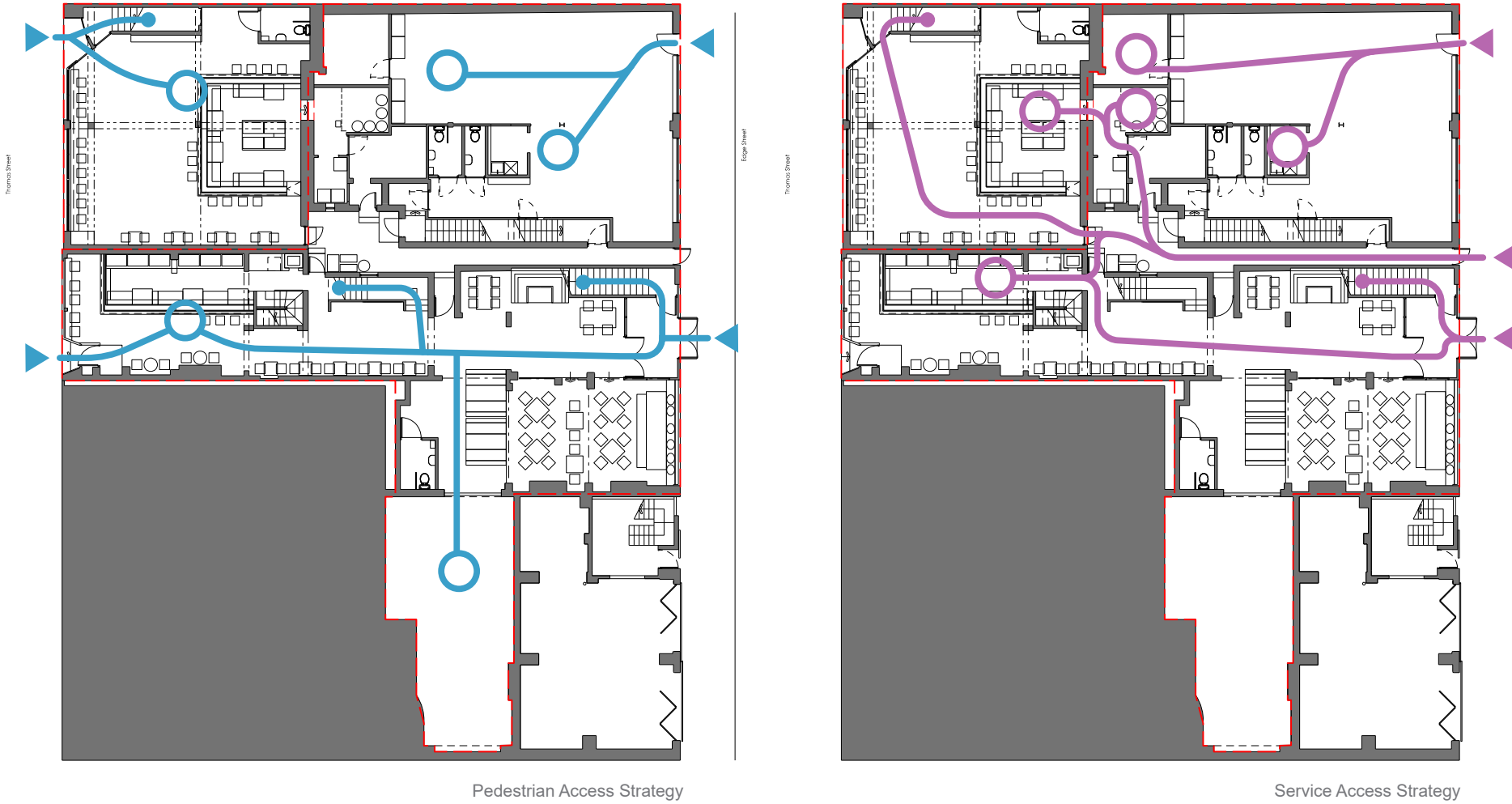
7.0 ACCESS

7.1 PEDESTRIAN ACCESS

Pedestrian access to 39-41 Thomas Street will be via the entrances on Thomas Street with this entrance also providing step free access for disabled customers.

7.2 SERVICE ACCESS

Access for deliveries and refuse collection will be via the alleyway through to Edge Street. Further details of this are listed in the Operations Policy within the appendices.



8.0 WASTE STRATEGY

The proposal sits within the wider context of other Defaqto Leisure Ltd venues, Terrace and Ad Hoc, which have a combined waste strategy.

Existing Waste Capacity

The current provision for waste storage within the alley area consists of:

- 3no. storage containers (1340mm x 470mm x 800mm high) for recycled refuse [12 bags each]
- 1no. food waste bin (500mm dia x 1000mm high) [2 bags]

This provides a waste storage total of 38 bags which are collected daily.

Existing Waste Volumes

Terrace, 43 Thomas Street / 32-34 Edge Street

- 220 glass (bags/month)
- 195 general (bags/month)
- 180 cardboard (bags/month)

Total per month = 595 bags

Total per day = 19.9 bags

Ad Hoc, 28 - 30 Edge Street

- 50 glass (bags/month)
- 30 general (bags/month)
- 60 cardboard (bags/month)

Total per month = 140 bags

Total per day = 4.6 bags

Rounded total no. bags per day = 25 bags

Remaining capacity of storage = 13 bags

Proposed Waste Volumes

It is anticipated that the proposed change of use will generate the following waste:

- 120 glass (bags/month)
- 140 general (bags/month)
- 100 cardboard (bags/month)

Total per month = 360 bags

Total per day = 12 bags

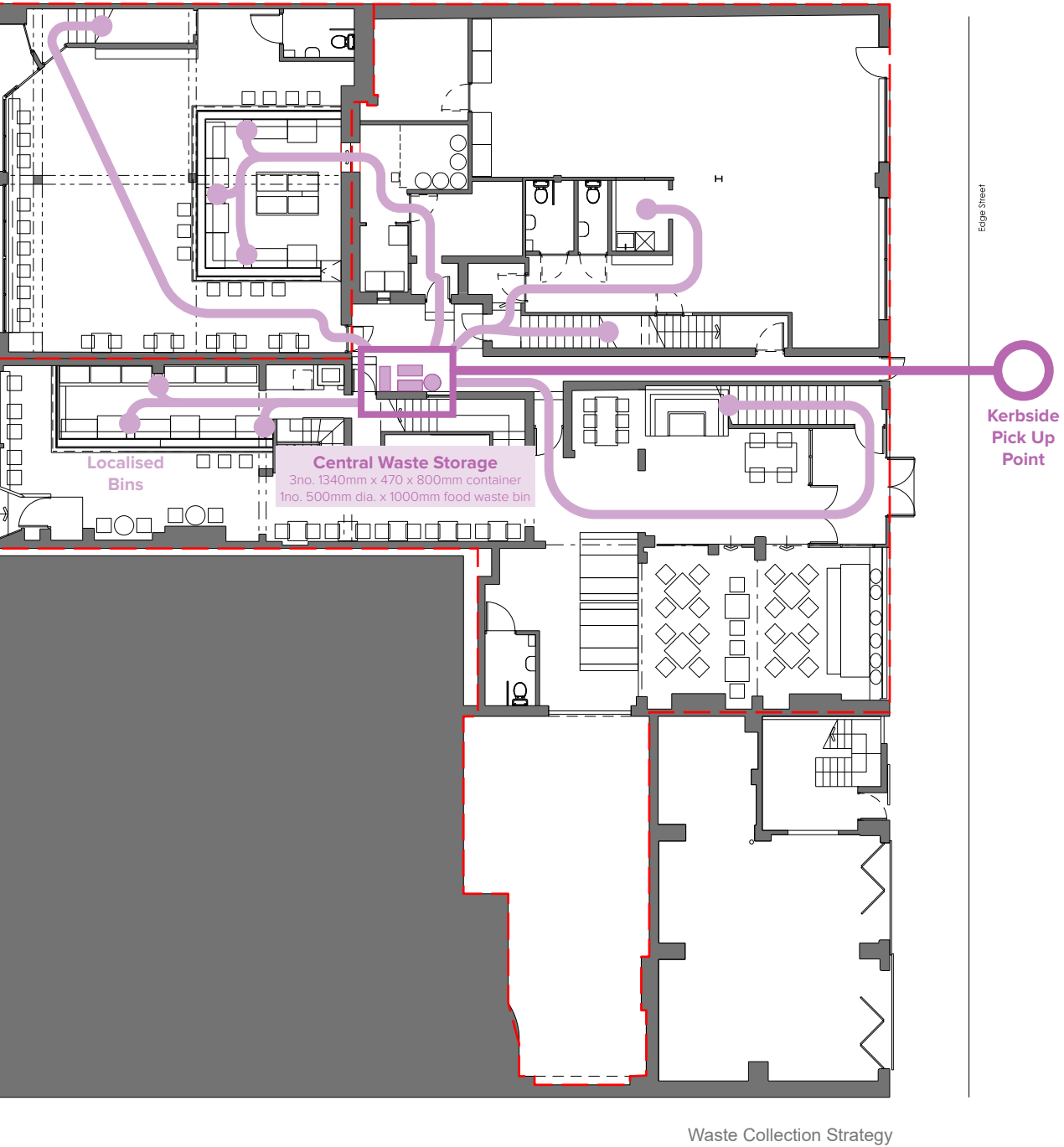
This amount would be able to be accommodated within the existing spare capacity of 13 bags.

Proposed Recycling Strategy

Localised back bar/pot wash area refuse bins will be provided for glass, general and food waste. Bins will be monitored by staff and emptied, as necessary, during operation and emptied at close of operation. Waste from localised bins will be taken to the re-cycling area within the alleyway.

Refuse Collection

Manchester bag and bins which also collect for other businesses on the street, will be employed to collect the waste daily. Waste is brought from storage area within the alley, through the alley to a 3.5 tonne open back transit/tipper.



9.0 CONCLUSION

This Design & Access statement demonstrates how the change of use of 39 - 41 Thomas Street would improve the adaptability of the building and bring the use in line with its neighbours. This facilitates the building retaining a profitable primary function while having the flexibility to facilitate cultural and business uses.

This would further enhance the cultural fabric of Thomas Street and the wider Northern Quarter,compliment the neighbouring bars and restaurants and reinforce Thomas Street as a destination place

10.0 APPENDICES

Drawings

- L(-1)001 - Existing / Proposed Site Plan
- L(-2)001 - Ground Floor Plan - Existing
- L(-2)002 - Ground Floor Plan - Proposed
- L(-2)011 - First Floor Plan - Existing
- L(-2)012 - First Floor Plan - Proposed
- L(-2)021 - Second Floor Plan - Existing
- L(-2)022 - Second Floor Plan - Proposed
- L(-4)001 - Thomas Street Elevation - Existing / Proposed
- L(-4)002 - North Elevation - Existing / Proposed
- L(-4)003 - Edge Street Elevation - Existing / Proposed
- L(-4)004 - Rear Elevation - Existing / Proposed
- L(-4)005 - South Elevation - Existing / Proposed

Documents

Defaqto Leisure Ltd Operations Policy

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