Design , Access & Heritage Statement revision A

39 & 41 Richmond Street Manchester M1 3WB
June 2024 Submission

Context

The property is a nightclub, which has been closed for 6 months. It is constructed of brick with openings to ground floor which have been blocked, upper floor has sills from former window visible but windows not present. The roof over is modern concrete tile finish.
The brick façade has been rendered so the condition of the brickwork is not clear, the building was constructed in the early C19th as 4 workers cottages, given the age the style of windows and doors would have likely been Late Georgian/Early Victorian.
The remaining 2 cottages on the site has a gable end where the previous 2 cottages were, this is heavily rendered with chimney breasts in brick which will have been internal. The area of render that has fallen off allows a visual inspection of the brickwork which is poor in quality, with indistinct coursing, presumably as it was built as an internal wall for plastering.
The front gable wall has 2no. structural plates which anchor structural ties through to the rear wall through the first floor. It is assumed that the removal of the structural partition wall between the cottages has necessitated these ties for structural stability.
The remaining doorway to the nightclub has had a replacement lintel over which is lower than it would be originally. The middle window would have been the entrance door to the 2nd cottage, this has evidence of a slightly arched window head, the windows are flat lintels.

Physical Context

The site is situated in the Village area of Manchester City Centre, on Richmond Street,which is within Whitworth Street conservation area, at the heart of Manchester's Gay Village and is under the control of Manchester City Council. The street runs parallel to Bloom Street and Canal Street and links Sackville Street to Princess Street. The site consists of a small two-storey building, currently used as a night club. It rendered grey,with a touch of black paint in certain areas. The site is within a busy part of the city centre close to all the local amenities. The neighbouring property 58 Richmond Street is a grade two-listed building built in 1911. The surrounding buildings are a number of retail and other commercial premises, public houses, the rear of which make up the Richmond Street elevation. The streetscape is then composed entirely a patchwork of red brick, render, fencing, and mechanical and electrical ductwork.

Social Context

The proposed development will not affect neighbouring properties. No overlooking or privacy issues will be created.

Economic Context
The construction will use local tradesmen and supply lines for materials. This will in turn boost the local economy.

Proposals
In the scheme we have designed a pair of properties reflecting the history of the site and its original design, the front elevation being retained and openings reinstated at ground and first floor. The nightclub door will have the slightly arched door head replicated, the 2nd cottage door will be reinstated as was with arched head.
The window openings to ground floor and first floor will be reinstated, new timber sliding sash windows with Late Georgian/Early Victorian style factory paint finish.
The front elevation will be supported with structural scaffold and remaining rear walls taken down, with bricks cleaned off and set aside for reuse on extended front elevation, any shortfall in existing brick of a useable standard will be made up with matching new stock.
New rear walls will be modern construction to brace front elevation and support the new floors and roof. The front walls brickwork can hopefully be retained and repaired and this will allow the elevation to be extended up to new parapet level, in line with adjacent property parapet line. This can be faced in the reclaimed/new brickwork from the demolished rear sections.
The intention is to reinstate the 'workers cottage' style with an extended upper section to create a modern standard cottage with modern space requirements.

The rear of the property backs onto the back of the hotel and takeaway, and the Daylight and Sunlight Impact Report (Included in Application for information) assesses the previous larger development was consistent with the BRE guidelines. This development reduces the impact of the rear elevation on the neighbouring properties to the rear by stepping the elevation back and providing rooflights to the rear rooms ensuring plenty of light for the spaces.
The upper floor provides for a roof terrace, this mirrors the new development of 7no. properties on the North West side of Richmond Street with a parapet detail to the front to match the adjacent 4no. properties 43-49 Richmond Street.

To meet requirements of the Manchester City Council – Waste Management Strategy a bin & bike store is provided to both the properties created. (Appendix E Proforma attached).

Technical Housing Standard
The Technical housing standards – nationally described space standard for housing states a required floor area of 108sq.m for 6p and 3bed property, with 2.5sq.m built in storage, both properties meet this standard.

Details of Proposed Development
The proposal is for the partial demolition of the existing nightclub and construction of a four storey pair of workers style cottages.

Predicted Impact of Proposed Development
NPPF Paragraph 203 states that 'in weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset'.

Redevelopment of 39-41 Richmond Street.
The existing property has a low degree of residual value in the conservation area.
Regarding the effect of this development on the setting of 27 Sackville Street and the Conservation Area, the scale of the property is in line with other properties on the Richmond Street Elevations, and is set back from the end of Richmond Street back from the line of Sackville Street. The existing building on the site is rendered walls in poor condition with a modern concrete tile roof.
The proposals look to keep the footprint away from Sackville street thereby minimizing its impact and making a negligible impact on the Design Heritage Asset.

The design aims to reflect the history of the site and return the front elevation to a traditional brick façade. We have tried to make a sympathetic building to Conservation Area and the surrounding Heritage Assets.

Proposed use is a public benefit
The current use of the building is a night club and drinking establishment. The business had to stop trading from 39-41 Richmond St. on the 4th of November 2023, because of significant noise complains coming from the residence around the area. The opening times of the club and bar is 8pm to 5am on Friday and Saturdays.

Car Parking
Under Manchester's Core Strategy Development Plan 2012-2027, the transport objectives, Policy T1 for Sustainable development states that its aim is *"to deliver a sustainable, high quality, integrated transport system to* ***encourage modal shift away from car travel to public transport, cycling and walking****, to support the needs of residents and businesses and to prepare for carbon free modes of transport"*,
This town centre development is within walking distance of bus, train and tram stops, and the development incorporates a cycle/binstore within the properties.

Energy Efficiency
The new development will conform to the Manchester Core Strategy to reduce CO2emissions by encouraging low and zero carbon development by minimising energy demand whilst ensuring this demand is met efficiently. The development will have passivedesign principles with a 'fabric- first' approach.

This will mean the new homes will have high levels of thermal efficiency and air-tightness resulting in a decrease in energy requirements.

Ventilation and Heating
The ventilation strategy will include a combined heat recovery ventilation system servicing all toilets, showers and kitchens. Electric boiler for hot water system to be provided.

Renewable Energy
The use of renewable technologies such as solar panels, was evaluated and Solar panels have been indicated on the South East & North East Elevations, this will provide 14sq.m of roof area for panels which should achieve 1.5kW for each property.

Lighting
All lighting will be low energy LED lighting to maximise energy savings.

Water Efficiency
Water usage will be restricted to the following levels 125 litre/person/day in accordance with Part L guidance.

Refuse
Manchester City Council has four types of containers for waste and recyclables that need to be accommodated within the development: mixed recycling, paper and card, food waste, and general waste bins, each dwelling has its own space for bin storage.